

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0938 **Your Ref:** MP/P/2019/0938
Date: 15th January 2020

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 506 Land off Jacques Way, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2018/0898:-

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| Condition 3 | Submission of timescales for the provision of a reptile mitigation area. |
| Condition 4 | Submission of a long term management and monitoring plan in respect of the reptile mitigation areas and a biosecurity risk assessment. |
| Condition 5 | Submission of a scheme of boundary treatment. |
| Condition 6 | Submission of a noise survey to determine noise levels and a detailed report of the survey findings and a scheme of noise mitigation. |
| Condition 7 | Submission of a scheme for the provision of affordable housing as part of the development. |
| Condition 8 | Submission of a scheme for the comprehensive and integrated drainage of the site. |
| Condition 9 | Submission of a phased site investigation of the nature and extent of contamination. |
| Condition 10 | Submission of a validation report. |
| Condition 14 | Submission of samples of all external facing and roofing materials. |

I refer to the consultation dated 02/01/2020 in respect of the above.

Condition 5 Submission of a scheme of boundary treatment.

A site meeting was held with the developer and their consultant and WCBC Highways on 08/01/2020 to discuss various issues at the site. A number of issues were raised that will require further action / discussions / approval :-

- Rectification of highway defects at existing access (relating to previous Premier Inn Dvlpt).
- Intrusive investigation of access road to determine construction and any observed defects.
- Geotechnical Investigation of embankment along western site boundary.
- Modifications to existing road widths
- Modifications to estate road dimensions.
- Further investigation to the nature of boundary retaining wall required.

Retaining Wall - Technical Approval

The proposed retaining wall will potentially abut a proposed adopted highway and will require Technical Approval (DMRB BD2/12). I would recommend that the applicant liaises with our Structures Section – contact Roger Davies on Tel: 01978 729736.

I would recommend that the applicant provides details of how far the proposed retaining wall extends and whether any barriers / fencing / walling is proposed above ground level in the interest of highway / pedestrian safety.

It was agreed at the site meeting that a Safety Audit & Assessment would need to be carried out to determine what form of barrier would be required along the existing embankment.

The submitted information is therefore considered inadequate.

Condition 8 Submission of a scheme for the comprehensive and integrated drainage of the site.

A suitable scheme to deal with surface water run-off which will need to be approved by our Flood Management Officer – Neil Taunt. The applicant will need to contact our Flood Management Officer – Neil Taunt to discuss / agree any proposed surface water drainage system for the development site.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Peter Donohue

MD Chief Officer, Environment & Technical