

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0604	Your Ref:	P/2016/0604
Date:	8 September 2016		

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

Location: O. S Grid Ref: 2901 4636 Bonc Wen, Rhos

Development: Application for approval of details reserved by conditions imposed under planning permission P/2015/0915

I refer to your consultation dated 4 July 2016 in respect of the above.

Condition 6 – Reconfiguration of public car park

The submitted layout plan is acceptable. However there is nothing to indicate how the car park will be drained. Please ask the applicant to address this issue.

Condition 13 – New footway / carriageway

The submitted plans do not appear to show the full extent of highway surfacing required at the access road. It should extend as far as the adopted highway.

There are also errors in the required depth of footway and carriageway construction. These will need to be addressed as part of any Section 38 agreement with the Council.

There is no information to demonstrate how the developer intends to drain the site.

Please ask the applicant to address this issue

Condition 14 - Construction Traffic Management Plan

The submitted document is satisfactory and the condition can be discharged

Peter Downwaite

PD

Service Manager Environment