

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2017/1054 **Your Ref:** P/2017/1054

Date: 29 November 2019

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

Location: O. S Grid Ref: 3346 5622 Land at Home Farm, Gresford Road, Llay
Development: Application for approval of details reserved by condition imposed under planning ref: P/2017/1054

Development shall not commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:

1. Full details of a right turn ghost island junction onto the B5102 Straight Mile
2. Full details of a priority T junction on the B5373 Gresford Road
3. Speed limit amendments to B5102 Straight Mile
4. Traffic calming measures along B5102 Straight Mile
5. Traffic calming measures along B5373 Gresford Road
6. Full details of pedestrian crossing points along B5373 Gresford Road

No dwelling shall be occupied until the scheme as approved has been implemented in full.

I refer to your consultation in respect of the above.

The applicant has submitted plans detailing each of the above. The plans relating to parts 1 to 5 are considered acceptable in principle and will be subject to further confirmation of construction details under a Section 38 /278 Agreement of the Highways Act 1980.

With regards the part 6 of the condition which required a scheme pedestrian crossing points along B5373 Gresford Road.

The proposed scheme demonstrates a proposal to construct two new central islands to enable pedestrians to cross the Gresford Road. It is considered that the proposed plans are adequate to discharge the condition.



Service Manager Environment