

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/P/2019/0765	Your Ref:	SEH/P/2019/0765
Date:	14 th October 2019		

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

Location: O. S Grid Ref: 343 498 Nant Silyn, Pont Wen, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2019/0263:-

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| Condition 3 | Submission of samples of all external facing and roofing materials. |
| Condition 6 | Submission of a Construction Traffic Management Plan |
| Condition 9 | Submission of a scheme for the comprehensive and integrated drainage of the site. |
| Condition 12 | Submission of a construction details scheme. |
| Condition 13 | Submission of a detailed arboricultural method statement. |
| Condition 14 | Submission of full details for the arboricultural supervision of tree protection measures and any ground works. |
| Condition 18 | Submission of a method statement for the construction of the suds pond, car parking spaces, services and all other construction or excavation works proposed. |
| Condition 20 | Submission of an invasive non-native species protocol. |
| Condition 24 | Submission of an appropriate dust management scheme. |

I refer to the consultation dated 10/10/2019 in respect of the above.

Condition 6 Submission of a Construction Traffic Management Plan

I would recommend that you contact the WCBC Traffic Section (contact: Darren Green) for comments on the CTMP.

Condition 9 Submission of a scheme for the comprehensive and integrated drainage of the site.

I assume that our Flood Management Officer (Neil Taunt – Tel: 01978 729734) will be assessing / approving any proposed scheme.

Condition 12 Submission of a construction details scheme.

As the applicant is Wrexham County Borough Council, it is assumed that the proposed footway / access works will be carried out to WCBC adoptable standards and supervised by the Council (applicant) which would be considered acceptable.

As the applicant is the Council then the applicant would not be required to enter into a 38 / 278 agreement.

Condition 18 Submission of a method statement for the construction of the suds pond, car parking spaces, services and all other construction or excavation works proposed.

I assume that our Flood Management Officer (Neil Taunt – Tel: 01978 729734) will be assessing / approving any proposed method statement / scheme.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

Public Footpath No.11 - Caia Park runs along the southern boundary of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761


Chief Officer, Environment & Technical