

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/P/2019/0402	Your Ref:	SEH/P/2019/0402
Date:	5 th June 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 349 543 The Old Caravan Site, Old Wrexham Road, Gresford, Wrexham.

Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2018/0166:-

- | | |
|---------------------|---|
| Condition 9 | Submission of a Scheme for the Comprehensive and Integrated Drainage of the site |
| Condition 12 | Submission of an Appropriate Dust Management Scheme. |
| Condition 13 | Submission of an Invasive Non-Native Species Protocol. |
| Condition 14 | Submission of Details of an Appropriately Competent Person (eg/ an Ecological Clerk of Works) |
| Condition 15 | Submission of Results of Inspection by a Competent Ecologist for Signs of Occupation of Badgers. |
| Condition 22 | Submission of a Scheme Detailing The Construction of The proposed New Estate Road including Footways |
| Condition 23 | Submission of a Construction Traffic Management Plan |

I refer to the consultation dated 31/05/2019 in respect of the above.

- | | |
|--------------------|---|
| Condition 9 | Submission of a Scheme for the Comprehensive and Integrated Drainage of the site |
|--------------------|---|

The submitted plans appear to be older versions of those plans previously submitted by Alan Kane in respect of the s.38 / 278 approval received on 10/05/2019. Could you please ask the applicant to provide the most recent versions of the required plans.

I assume that our Senior Flood Management Officer is also being consulted in respect of Condition 9.

Condition 22 Submission of a Scheme Detailing The Construction of The proposed New Estate Road including Footways

The submitted plans appear to be older versions of those plans previously submitted by Alan Kane in respect of the s.38 / 278 approval received on 10/05/2019. Could you please ask the applicant to provide the most recent versions of the required plans.

Condition 23 Submission of a Construction Traffic Management Plan

Construction Traffic Plan Drg. No. PL1 Rev K

The submitted plan has insufficient detail.

Please ask the applicant to provide a **Construction Traffic Management Plan** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

I await the requested information.

Supplementary Notes

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

Fulla Oatmanwarte

by

Planning Control Manager