

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0464 **Your Ref:** PF/P/2019/0464
Date: 30th September 2019

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

Location: O. S Grid Ref: 374 472 Land at Bedwell Road, Cross Lanes, Wrexham.
Development: Application for approval of details reserved by conditions imposed under Planning Permission P/2018/0138:-

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| Condition 3 | Submission of samples of all external facing materials. |
| Condition 5 | Submission of scheme detailing the provision of a 1.8m wide adoptable footway. |
| Condition 6 | Submission of a Construction Traffic Management Plan. |
| Condition 8 | Submission of a detailed Arboricultural Method Statement. |
| Condition 11 | Submission of a scheme of reasonable avoidance measures in respect of great crested newts. |
| Condition 13 | Submission of a scheme for the comprehensive and integrated drainage of the site. |

I refer to the consultation / email dated 27/09/2019 including layout plan (Drg No. 1437/03 Rev A) in respect of the above.

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| Condition 5 | Submission of scheme detailing the provision of a 1.8m wide adoptable footway. |
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1.8m Footway along site frontage

The proposed footway along Bedwell Road is considered acceptable.

Street Lighting Column

Existing lighting column on southern side of access serving "Egerton" will need re-locating to back of footway. I would recommend that the applicant liaises with our Street Lighting Section – contact: Paul Rogers on Tel: 01978 729673.

Highway Sign (northern end of site)

I would recommend that the applicant liaises with our Traffic Section – contact: Darren Green on Tel: 01978 729643 to discuss / agree the re-location of the existing highway sign. The existing sign will need to be setback and located on a single post. A sign schedule will be required. **This detail will need to be included on a revised layout plan as part of the s.38 / 278 submission.**

Condition 6 Submission of a Construction Traffic Management Plan (CTMP)

The submitted CTMP is considered acceptable.

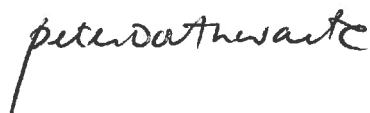
Condition 13 Submission of a scheme for the comprehensive and integrated drainage of the site.

The proposed double gullies located at the northern end of the site are considered acceptable in principle subject to the approval of a satisfactory outfall. The Highway Authority would only adopt the proposed gullies and connecting outfall pipe located in the highway verge.

I understand that the proposed surface water drainage system located on private land is being offered to Welsh Water for adoption. However, I understand that the applicant will require approval for the proposed scheme from our Senior Flood Management Officer before I can accept the proposed gullies within the existing highway.

Supplementary Notes

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



 Chief Officer, Environment & Technical