

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0537	Your Ref:	P/2019/0537
Date:	13 September 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 3097 4874 Football field, Vicarage Hill, Rhostyllen

Development: Erection of proposed new changing rooms and club room and 100 seater spectators stand.

I refer to your revised consultation dated 22 August 2019 in respect of the above.

The site is located at the junction of two classified highways. The proposed changing rooms do not impact on visibility at the junction.

The grassed embankment to the south of the proposed building is adopted highway land supporting the road above. The plans show the floor slab of the proposed building to be slightly encroaching on to the highway land although this does not appear to be the case on site.

Whilst I have no problem with the principle of the building it is important that it does not impact on the integrity of the embankment. I would therefore recommend that a suitably worded condition is attached to any permission to ensure that detailed plans and procedures are agreed on site with WCBC structures department prior to commencement.

I recommend that any permission include the following conditions.

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N

No part of the development shall commence until a scheme detailing the procedures for the construction of the floor slab has been submitted to and approved in writing by the Local Planning Authority:

The scheme as is approved shall be fully implemented prior to first use of the development.

NOTES

E03N WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Peter Denton

P Service Manager Environment