

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: 15th July 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 dated 11/07/2019 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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The submitted plans are not current when compared with the recently submitted s.38 / 278 plans received from Alan Kane on 05/07/2019 (see attached response).

I would recommend that the applicant submits the latest plan (Drg. No. 1437/03 Rev A) which indicates the provision of a suitable 1.8m footway along the site frontage.

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 submitted plans are not current when compared with the recently submitted s.38 / 278 plans received from Alan Kane on 05/07/2019 (see attached response).

I would recommend that the applicant submits the latest plan (Drg. No. 1437/03 Rev A) which indicates the provision of a double gully at the northern end of the site.

Supplementary Notes

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

Peter Oosthuis

PN Chief Officer, Environment & Technical

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EP/PP/DC-1157
8th July 2019
Mr P Palmer
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FAO: Alan Kane

Dear Sir

**Residential Development @ Bedwell Road, Cross Lanes, Wrexham.
Section 38 / 278 agreement.**

Further to your email dated 05/07/2019 and submission of your scheme for the above development I write to request further relevant information and amendments to enable us to progress the Section 38 / 278 agreement:-

Roads: Section 38 / 278 Works – Road Plan Drg. No. 1437/03 Rev A

- 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.**



Highway Drainage

- 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. **Could you please confirm / provide evidence that the proposed drainage system has the required approval.**

Road Construction Details Drg. No. 1437/08 Rev A

Kerbing Details

- Details appear satisfactory.

Road Construction Details

- Base material require 50 pen binder grade. Plan still indicates 100/150 grade.

Please agree Surface Course material with our Streetscene Engineer – Kevin Edwards (Tel: 01978 729732).

Additional Notes

Could you please include the following notes on a revised layout plan:-

All works shall be constructed to adoptable standards in accordance with WCBC Standard Details.

All foundation design / materials testing shall be carried out in accordance with WCBC Residential Roads & Footpaths – Appendix D Minimum Construction Specification (copy attached). All test results / certificates shall be submitted to WCBC (ie/ Kevin Edwards – Streetscene) for further approval

Upon receipt of the requested details / revised submission and satisfactory assessment I will be able to progress the s.38 / 278 agreement. I await the information requested.

Yours faithfully,

Planning Control Manager