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**Alan Kane Design**  
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Wrexham  
LL12 8HH

Eich Cyf/Your Ref  
Ein Cyf/Our ref  
Dyddiad/Date  
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ET/PP/DC-1151  
24<sup>th</sup> July 2019  
Mr P Palmer  
01978 729688  
[phil.palmer@wrexham.gov.uk](mailto:phil.palmer@wrexham.gov.uk)

FAO: Alan Kane

Dear Sir

**Residential Development @ Old Caravan Site, Old Wrexham Road, Gresford, Wrexham.  
Section 38 / 278 agreement.**

Further to your email dated 24/07/2019 , I comment as follows:-

**Roads: Section 38      Drg. No. 1387/22 Rev G (revised 24/07/2019)**

- Details appear satisfactory.
- Each plot appears to provide 4 parking spaces (excluding garages) which is considered acceptable.

Highway Surface Water Drainage

- The 5 no. highway soakaways proposed along the estate road are considered adequate to serve the development site.

**Street Lighting Details**

I understand that the necessary street lighting details were approved by our Street Lighting Section on 24/08/2018.

**Re-location of 30 / 60mph Sign**

The developer will be required to re-locate the existing 30 / 60mph sign to a position to be agreed with our Traffic Section in the southerly direction to a point beyond the emergency access being constructed as part of the Bryn y Groes (Pavillion's) Development on the opposite side of the road. Note has been provided on plan.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.  
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR  
MEWN POBL | IN PEOPLE

## Road Construction Details      Drg. No. 1387/03   Rev F

### Kerbing Details

- Details appear satisfactory.

### Road Construction Details

- 5% CBR assumed –Please provide UKAS CBR Test Certificates for CBR testing carried out on site with location plan of test positions.

The previously submitted test results referred to “dynamic cone penetrometer strength tests” which have been carried out by a testing house that is not UKAS accredited for this specific test. **Could you please arrange for in-situ CBR testing to be carried out by a test house that is UKAS accredited for this test.**

Surface Course material has been agreed with our Streetscene Engineer – Kevin Edwards.

- Accessway Ramp

Details appear satisfactory.

- Highway Gully

Details appear satisfactory.

- Carriageway Tie-in Details

Details appear satisfactory.

### Road Marking Details

- Details appear acceptable.

### Highway Soakaway Details

- The gully connections shall be 150mm diameter and the main drains between catch-pits & soakaways shall be 225mm diameter.

### Catchpit Details

- Details provided on submitted plan (Drg. No. 1387/05 Rev C)
- The gully connections shall be 150mm diameter and the main drains between catch-pits & soakaways shall be 225mm diameter.

## Manhole Details & Drainage Details

Drg. No. 1387/04   Rev B

- I assume that the proposed details refer to the proposed foul drainage system which is a matter for Welsh Water.

**Drainage Details                      Drg. No. 1387/05 Rev D**

- Details appear satisfactory.

**Longitudinal Sections                      Drg. No. 1387/06 Rev E**

- Details appear satisfactory.

**Impermeable Areas                      Drg. No. 1387/100 Rev B**

- The 5 no. highway soakaways proposed along the estate road are considered adequate to serve the development site.
- The submitted details appear acceptable.
- I assume that any private soakaways will be assessed / approved by our Senior Flood Management Officer.

Please note that all as-built soakaways will need to be tested in-situ by the developer before the end of the 12 month maintenance period during the winter months and witnessed by our Streetscene Engineer – Kevin Edwards (Tel: 01978 729732) to ensure compliance in accordance with BRE 365 Digest. The developer will be required to carry out further in-situ infiltration testing on the as-built soakaways at this point in order to provide a further soakaway design report confirming compliance with BRE 365 Digest. Could you please provide a note stating the above detail on any revised layout plans.

In order to progress the Section 38 / 278 agreement, could you please forward the required details (see attached list) to my colleague Ann Culleton. Her e-mail address is [ann.culleton@wrexham.gov.uk](mailto:ann.culleton@wrexham.gov.uk). I await the information requested.

Yours faithfully,



"Chief Officer Environment & Technical

## DRAFT S38/278 AGREEMENT REQUIREMENTS

- 1) Name and address of developer
- 2) Name and address of bondsperson
- 3) Name and address of legal advisors to whom the agreement is to be forwarded
- 4) Name and address of the owner of the site together with a plan indicating the extent of the development edged in red
- 5) Time limit (anticipated construction period including contingencies) to be included in the section 38/278 agreement
- 6) Assessed cost of roadworks (to include all alterations to Stats)
- 7) Anticipated works programme
- 8) Confirmation that New Roads and Streetworks Notices have been served on Statutory undertakers
- 9) Six copies of the approved drawings or preferably an AutoCAD file\* showing the following as appropriate
  - (a) General arrangement, levels, drainage, lighting, construction details
  - (b) Current highway and any land to be dedicated as highway
  - (c) Extent of highway to be affected by the works
  - (d) Drawing reference number
- 10) Specification of works to be undertaken

\* Once the drawings are approved the AutoCAD file should be emailed to [ann.culleton@wrexham.gov.uk](mailto:ann.culleton@wrexham.gov.uk)