

MEMORANDUM

From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/P/2019/0310	Your Ref:	MP/P/2019/0310
Date:	13 th June 2019		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 428 447 Land at Mulsford Farm, Sarn, Malpas, Wrexham.

Development: Application for approval of details reserved by conditions imposed under appeal ref: APP/H6955/A/18/3208119 (Planning Permission P/2018/0384) :-

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| Condition 3 | Submission of a detailed arboricultural method statement. |
| Condition 4 | Submission of a scheme detailing the layout, design, drainage, construction and surfacing of the proposed access. The permanent closure of the existing access. |
| Condition 5 | Submission of a scheme of reasonable avoidance measures. |
| Condition 6 | Submission of a detailed plan of the compensation area relating to great crested newts, an ecological method statement for the compensation area and a biosecurity risk assessment. |
| Condition 7 | Submission of an ecological management and monitoring plan. |
| Condition 10 | Submission of a scheme of hedgerow planting. |
| Condition 11 | Submission of full details of the light fittings including the location of all external lights and all cowls / shielding. |

I refer to the consultation dated 12/06/2019 in respect of the above.

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| Condition 4 | Submission of a scheme detailing the layout, design, drainage, construction and surfacing of the proposed access. The permanent closure of the existing access. |
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- The proposed visibility splays indicated on the submitted layout plan (Drg. No. RJC-MZ63-Huxley-06 Dated 30-05-2019) are considered acceptable. However, this will require modifications to the existing hedgerow on the corner of the Mulsford Lane / Queensford junction.
- The proposed layout of the new access onto Queensford is considered acceptable.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

I assume that the existing gated field access on the junction of Mulsford Lane / Queensford will be permanently closed up and hedgerow planted across. This field could be accessed via the new improved access.

- The proposed Aco drain will need to be re-located just behind the highway boundary. It is not clear from the submitted layout plan where the proposed Aco drain will discharge to. I assume that our Senior Flood Management Officer – Neil Taunt will be consulted on this issue.
- Permanent Closure of Existing Access (Mulsford Lane)
The submitted layout plan indicates a section of hedgerow being planted across this access with the remaining highway verge between this hedgerow and carriageway edge being top-soiled and seeded. The existing hardcore will need to be removed prior to reinstatement of the verge. The detail indicated on the submitted layout plan appears acceptable.

VERGE CROSSING LICENCE

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Supplementary Notes

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

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