

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2018/0887 **Your Ref:** P/2018/0887
Date: 16th January 2019

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

Location: O. S Grid Ref: 348 543 Bryn y Groes, Chester Road, Gresford, Wrexham.
Development: Amended site layout and substitution of house types on plot nos. 22 – 33.

I refer to your consultation / email dated 11/01/2019 in respect of the above.

I assume an appropriate condition will be included which requires the proposed unadopted areas of the site to be managed by a private management company.

I would recommend any permission include the following condition:-

CONDITION

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict
 accordance with layout plan(s) No. -----.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

As the estate road alignment / layout is being modified, the applicant will be required to submit a revised "As Built s.38 / 278 Layout Plan" indicating all adoptable features. Could you please ask the applicant to provide this information.

Peter Owen Roberts

PR Planning Control Manager