

AnnS Jones

From: Matthew Phillips
Sent: 12 July 2019 15:12
To: planning_admin
Subject: FW: P/2019/0471

Please add as Highways response

From: Peter Douthwaite
Sent: 12 July 2019 15:10
To: Matthew Phillips
Subject: RE: P/2019/0471

I need a written undertaking (by email) that:

- no works will be undertaken which affect the integrity of the highway without prior consent of the highway authority i.e if the boundary wall is removed then it may affect the surface of Wern Lane / Church Street
- no works to take place within the highway boundary without prior consent of the highway authority
- prior to demolition you will contact the highway authority to ensure that the works are undertaken in a manner so as not to affect the safety of road users (signing / guarding required)
- that the applicant will enter into a S38 /278 agreement to enable the council to adopt the new footway
- all works will be undertaken with the agreement and approval of the highway authority .

Thanks
Pete

From: Matthew Phillips
Sent: 12 July 2019 14:41
To: Glyn Roberts
Cc: stavwilliams85@gmail.com; Peter Douthwaite
Subject: RE: P/2019/0471

Dear Mr Roberts,

These are matters that need to be discussed with Highways. The intention is for the footway to be a public footway and therefore be to adoptable standards.

I do not need details that would be sufficient for a s278 agreement to discharge the condition however I would need sufficient information to obtain agreement from Highways that the proposed footway is acceptable.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Glyn Roberts [mailto:bds.roberts@btinternet.com]
Sent: 12 July 2019 14:39
To: Matthew Phillips
Cc: stavwilliams85@gmail.com
Subject: Re: P/2019/0471

Dear Mr Phillips,

Thank you for the response from Mr Douthwaite.

The proposals provide for a new pedestrian pavement that does not currently exist. This will make the area much safer for pedestrians.

Mr Williams is happy to retain the pavements as a part of the private development if that makes the process easier? If not, Mr Williams is happy to comply with highways request to move the aco drains to the back of the pavements and carry out all other work with the agreement and approval of Mr Douthwaite. Mr Williams is also happy to enter into an S 278 agreement should this be necessary, prior to any work associated with highways, commencing on site. Mr Williams appreciates that he has left it rather late to get the planning conditions dealt with, however, he does not want to lose the planning approvals for this development.

I hope that Mr Douthwaite is happy with this at the moment and that you feel able to now discharge the conditions which will allow Mr Williams to make a start with the demolition of the existing buildings on site.

Regards

Glyn Roberts

Sent from my iPhone

On 12 Jul 2019, at 13:22, Matthew Phillips <Matthew.Phillips@wrexham.gov.uk> wrote:

Dear Mr Roberts,

I have received the response below from Highways regarding the submitted details. These matters would need to be addressed before I am able to approve the details.

Yours sincerely

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

Telephone/Ffôn: 01978 298780

From: Peter Douthwaite
Sent: 12 July 2019 13:21
To: Matthew Phillips
Subject: RE: P/2019/0471

Matthew

There's a few things that aren't quite right – the intention is that we would adopt the new footway so the aco drain needs to prevent water flowing from the development onto the footway i.e between the driveway and the back of footway.

Street light would have to be relocated into highway land or easement given to allow access to it.

Private soakaways appear to be in proposed adoptable footway? Are soakaways possible on this site?

Full highway details required through s38/ 278 agreement

I'm happy to support this as it is..... but I could do with some security in knowing that they will actually apply for s278 and do the work in full accordance with our standard details. Is that possible?

Thanks
Pete

From: Matthew Phillips
Sent: 12 July 2019 12:34
To: Peter Douthwaite
Subject: P/2019/0471

Pete,

Please see attached as discussed. The agent emailed me the two photographs of a revised plan this morning – also attached. This shows a relocated street light.

Matthew

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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