

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0895	Your Ref:	MP/P/2017/0895
Date:	16 th November 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 353 511 Land to Rear of 22 Bryn Estyn Road, Wrexham.

Development: Application for approval of details reserved by conditions imposed under planning permission P/2017/0415:-

- Condition 3 - Submission of phased site investigation of the nature & extent of contamination.**
- Condition 4 - Submission of completed validation report.**
- Condition 5 - Submission of construction method statement.**
- Condition 6 - Submission of scheme for the comprehensive and integrated drainage of the site.**
- Condition 7 - Submission of a detailed arboricultural method statement.**
- Condition 8 - Submission of samples of all external facing and roofing materials.**

I refer to your consultation dated 01/11/2017 in respect of the above.

***Condition 5* Submission of construction method statement.**

The submitted Statement does not appear to include the following :-

- Availability of wheel washing facility / jet wash on site
- A statement that a road sweeper will be made available should mud etc. be carried onto the estate road.
- Details of warning signs ie/ construction traffic.

I would recommend that the applicant liaises with Dave Hesketh (Tel: 01978 729644) or Darren Green (Tel: 01978 729643) in respect of the above detail.

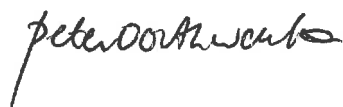
Condition 6 Submission of scheme for the comprehensive and integrated drainage of the site.

I assume that our Flood Management Officer – Neil Taunt (Tel: 01978 729734) will be consulted and advise on this issue.

I assume that the construction of the new combined sewer manhole on Bryn Estyn Road could be installed via a Section 50 consent. I would recommend that the applicant contacts Dave Hesketh (Tel: 01978 729644) or Darren Green (Tel: 01978 729643) to discuss.

Supplementary Notes

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



 Service Manager Environment