

MEMORANDUM



From: Planning Control Manager

To: Chief Officer Planning & Regulatory

Our Ref: PR/DC/P/2019/0263

Your Ref: SEH/P/2019/0263

Date: 2nd May 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 343 498 Nant Silyn, Pont Wen, Caia Park, Wrexham.

Development: Erection of 14 no. dwellings comprising 8 no. one bed apartments, 4 no. two bed houses, 1 no. two bed bungalow and 1 no. one bed bungalow and all associated car parking.

I refer to your consultation / email dated 24/04/2019 including revised layout plan (Drg. No. 1044 A 100 Rev K) in respect of the above.

Footway Provision

There is an existing 1.8m wide footway running either side of the proposed access north east to south west. I would recommend that this footway is extended just inside the proposed access on both sides incorporating appropriate dropped kerbs and tactile paving. The developer will be required to enter into a s.278 agreement to carry out the proposed footway works.

The revised layout plan indicates the provision of a 1.8m footway either side of the access extending into the site. However, the proposed compound on the corner of the access appears to encroach onto the footway which is unacceptable.

Dropped kerbs and tactile paving details have not been indicated on the submitted layout plan.

Could you please ask the applicant to amend this detail on a revised layout plan.

Parking & Turning Provision

Based on LPGN 16 requirements, the proposed development would require a maximum of 24 spaces. The submitted layout plan indicates a total of 25 spaces which is considered adequate.

The layout of the proposed access would appear capable of accommodating the turning movements of an 11.2m long refuse vehicle.

Public Footpath

Public Footpath (PROW no. 11 – Wrexham) runs past the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Recycling

It is important that any proposed bin store / compound is of adequate size / design to accommodate the required number / type of bins and is suitably located to serve such a development ie/ in close proximity to the adjoining highway.

I would strongly recommend that you consult with our Waste Strategy Officer –Catherine Golightly on Tel: 01978 729693 to discuss the above detail and the adequacy of any area allocated to waste collection.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Providing the applicant addresses the issues raised, I would have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

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. -----.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new 1.8m wide footway either side of the proposed access.*

The scheme as is approved shall be fully implemented prior to first use of the development.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Notes to Applicant

- *The proposed footway should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980.*

You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works.

The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

Supplementary Notes

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



lm Planning Control Manager