

MEMORANDUM



From:	Planning Control Manager	To:	Chief Officer Planning & Regulatory
Our Ref:	PR/DC/P/2019/0310	Your Ref:	MP/P/2019/0310
Date:	16 th May 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 25/03/2019 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) are considered acceptable. However, visibility in the north westerly direction will need to include all of the carriageway from the nearside edge up to the dotted red line (splay line). This may 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.

- 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.

Could you please ask the applicant to provide a revised plan indicating the above detail.

- Permanent Closure of Existing Access (Mulsford Lane)
I understand that a new section of hedgerow will be planted across this access. I would recommend that the remaining highway verge between this hedgerow and carriageway edge is topsoiled and seeded to the satisfaction of the Highway Authority. The existing hardcore will need to be removed prior to reinstatement of the verge.

Could you please ask the applicant to provide a revised plan indicating / annotating the above detail.

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.

Peter O'Connell

PO Planning Control Manager