

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:	4 th January 2018		

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 / email dated 29/12/2017 in respect of the above.

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

The revised Construction Traffic Management Statement appears acceptable.

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

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.

Peter Downward

as Service Manager Environment