

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/1036 **Your Ref:** SEH/P/2017/1036
Date: 9th January 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 495 12 Sontley Road, Wrexham.

Development: Application for variation of conditions imposed under planning permission P/2014/0236 :-

- Condition 12 - Amendment to Site Layout Plan.
- Condition 19 - Amendment to Landscape Plan.
- Condition 22 - Amendment to Tree Retention Plan
- Condition 25 - Amendment to Arboricultural Plan

I refer to your consultation / email dated 21/12/2017 in respect of the above.

Condition 12 - Amendment to Site Layout Plan.

Site Layout Plan Drg. No. 13.5436/1 Rev N
Section 38 / 278 Works

- Internal parking / turning arrangements appear acceptable.
- Shared access details appear acceptable.
- Any proposed new trees will need to be located behind the required visibility splays ie/ 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

The new 2.0m wide footway (indicated blue on the plan) does not appear to tie into the existing footway at the southern end of the site. **Please ask the applicant to amend this detail.**

**Highway Layout
Section 38 / 278 Works**

Drg. No. 1354/01 Rev C

- I understand from the WCBC Tree Officer that all existing trees along the site frontage are to be removed. No Dig footway construction is therefore no longer required. However, the submitted layout plan still includes a tree at the northern end of the site. **Could you please ask the applicant to submit a revised plan with all trees along the site frontage removed.**

**Construction Details
Section 38 / 278 Works and No-Dig Details**

Drg. No. 1354/02 Rev D

- I understand from the WCBC Tree Officer that all existing trees along the site frontage are to be removed. No Dig footway construction is therefore no longer required. However, the submitted layout plan still includes a tree at the northern end of the site and includes ("No dig Details" in the Plan Title). **Could you please ask the applicant to submit a revised plan with all trees along the site frontage removed and revised title.**

Supplementary Notes

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

Note 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

- *Please contact Paul Rogers – WCBC Street Lighting Engineer (Tel:01978 729673) in respect of any proposed street lighting works / modifications along Erddig Road.*

Peter Dornwaite