

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0579	Your Ref:	SEH/P/2017/0579
Date:	14 th August 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 removal or variation of conditions imposed under planning permission P/2014/0236 (Erection of two detached dwellings, associated roads, drainage and landscaping works):-

- Condition 12 - Variation of Site Layout Plan.
- Condition 22 - Variation of Tree Retention Plan.
- Condition 25 - Variation of Arboricultural Plan

I refer to your consultation / email dated 31/07/2017 in respect of the above.

Condition 12 - Variation of Site Layout Plan.

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

- Details appear satisfactory.

Highway Layout **Drg. No. 1354/01 Rev B**
Section 38 / 278 Works

- Details appear satisfactory.

Construction Details **Drg. No. 1354/02 Rev C**
Section 38 / 278 Works

- Details appear satisfactory.

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.*

Peth Dorthwaite

it Service Manager Environment