

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0253 **Your Ref:** SEH/P/2017/0253
Date: 6th April 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 approval of details reserved by conditions imposed under planning permission P/2014/0236:

- Condition 2 - Material samples board.
- Condition 6 - Submission of a specification of rainwater goods.
- Condition 10 - Submission of a scheme for the comprehensive and integrated drainage of the site.
- Condition 15 - Submission of a scheme detailing construction of the highway and access.
- Condition 18 - Submission of full details of a hard and soft landscaping scheme.

I refer to your consultation dated 04/04/2017 in respect of the above.

- Condition 15 - Submission of a scheme detailing construction of the highway and access.**

I am currently assessing the s.38 / 278 submission in respect of the above. The latest plans submitted with this process are as follows:-

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

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

Construction Details **Drg. No. 1354/03**
No Dig Extent and Construction
Section 38 / 278 Works

My comments on these plans are as follows:-

Highway Layout

Drg. No. 1354/01 Rev A

Section 38 / 278 Works

- I have forwarded a no-dig specification to our Tree Officer – Jon Brewin (see attached) for comment. I understand that he is ok in principle with the attached specification. However, he has raised the following queries:-
 - can you confirm that the kerb will sit on an existing base with no new or further excavations required
 - as the supporting 'backfill' will be around the stem base of the ash tree – how much backfill will be needed to retain the lateral pressures from the no-dig ? (too much backfill around the stem base and RPA of the tree may asphyxiate roots.)

Could you please address the above points, adding notes where necessary to revised plans and confirm with Jon Brewin that the above issues can be addressed to his satisfaction. I await the requested confirmation / revised plans.

- Having spoken with Jon Brewin, I understand that the proposed extent of no-dig construction footway needs to extend to the northern side of the proposed vehicular access to tie-in with the root protection zone. **Could you please extend the proposed no dig footway construction / red hatching on a revised layout plan**
- The proposed Aco drain appears to be connecting to the Highway Drainage System which is not acceptable. The proposed Aco drain will need to drain to a private soakaway within the curtilage of the development site. **Please amend this detail on a revised layout plan.**

Construction Details

Drg. No. 1354/02 Rev B

Section 38 / 278 Works

- Details appear satisfactory.

Construction Details

Drg. No. 1354/03

No Dig Extent and Construction

Section 38 / 278 Works

- I have forwarded a no-dig specification to our Tree Officer – Jon Brewin (see attached) for comment. I understand that he is ok in principle with the attached specification. However, he has raised the following queries:-
 - can you confirm that the kerb will sit on an existing base with no new or further excavations required
 - as the supporting 'backfill' will be around the stem base of the ash tree – how much backfill will be needed to retain the lateral pressures from the no-dig ? (too much backfill around the stem base and RPA of the tree may asphyxiate roots.)

Could you please address the above points, adding notes where necessary to revised plans and confirm with Jon Brewin that the above issues can be addressed to his satisfaction. I await the requested confirmation / revised plans.

- Having spoken with Jon Brewin, I understand that the proposed extent of no-dig construction footway needs to extend to the northern side of the proposed vehicular access to tie-in with the root protection zone. **Could you please extend the proposed no dig footway construction / red hatching on a revised layout plan**
- The no dig footway construction surface course shall be 35mm thick, 10mm open graded porous asphalt. **Please include in notes.**
- The no dig footway detail indicates a wooden edging in lieu of a HB concrete kerb (adjoining carriageway) which is unacceptable. **Please amend this detail to include HB concrete kerbing (see attached detail).**
- Proposed bollard – please provide dimensions (see attached detail).

Street Lighting

- Please note you will need to submit details of any proposed street lighting modifications along Erddig Road to our Street Lighting Section for further approval ie/ upgrade of columns, new LED lanterns, submission of luminance plan.

Please liaise with our Street Lighting Section – contact Paul Rogers on Tel: 01978 729673.

I await the information requested.

It would appear that not all of the latest plans submitted with the s.38 / 278 submission have been submitted to discharge condition 15 ie/ Drg. No. 1354/01 Rev B and Drg. No. 1354/03. **I would recommend that the applicant addresses the points raised and incorporates this detail onto revised plans and re-submits for both the s.38 / 278 process and current planning application / discharge of conditions.**

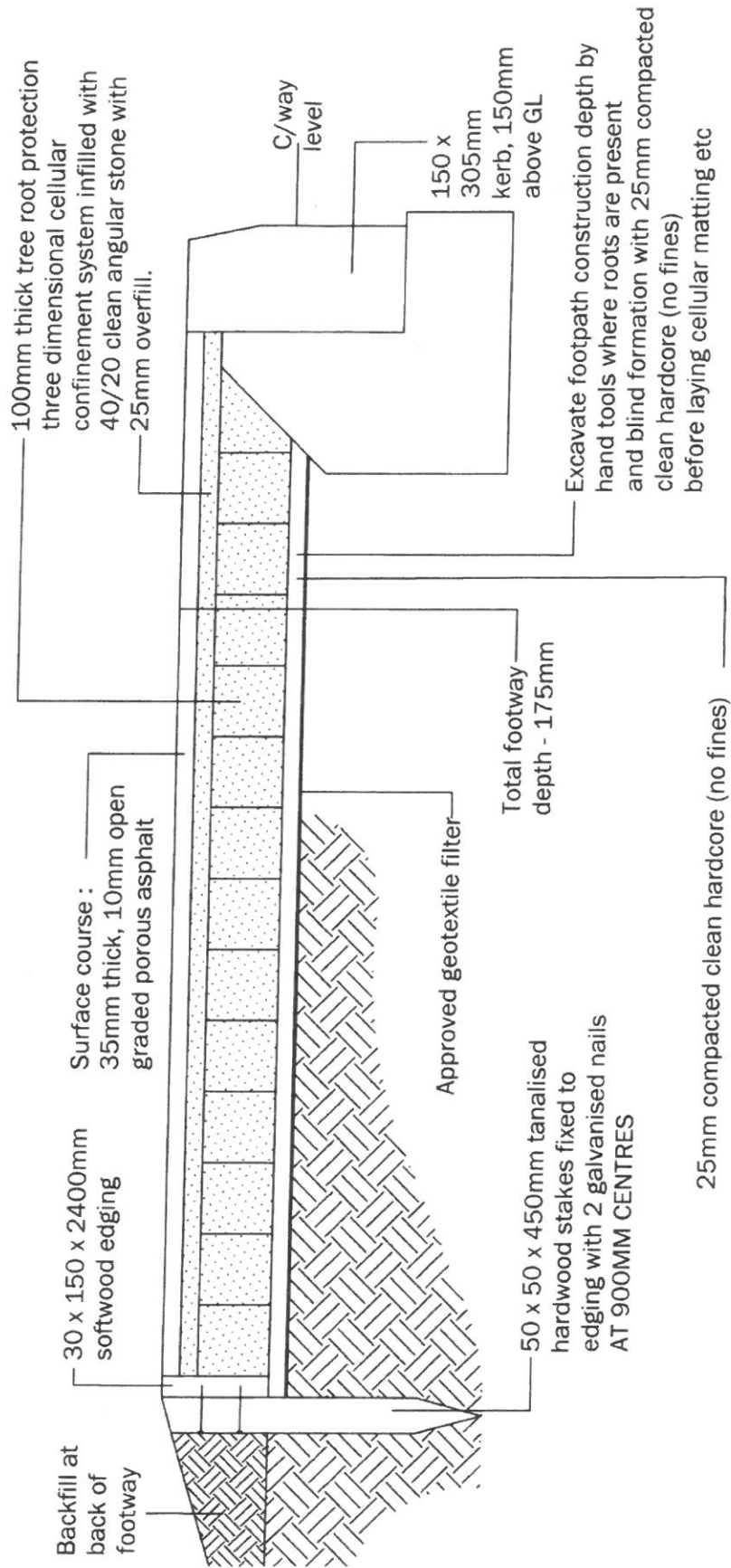
Supplementary Notes

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



Detail A - No-Dig Construction Footway - Design Ref. FP2

Not to Scale



TITLE:

NON-STANDARD DETAILS

DRAWING TITLE:

'NO DIG' FOOTPATH CONSTRUCTION

SCALES:

N.T.S.

SHEET

1 of 1

AMENDMENTS

DATE

DRAWN BY:

CHECKED BY:

A Original drawing

07/08

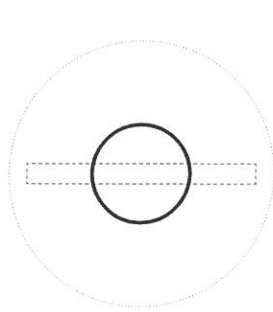
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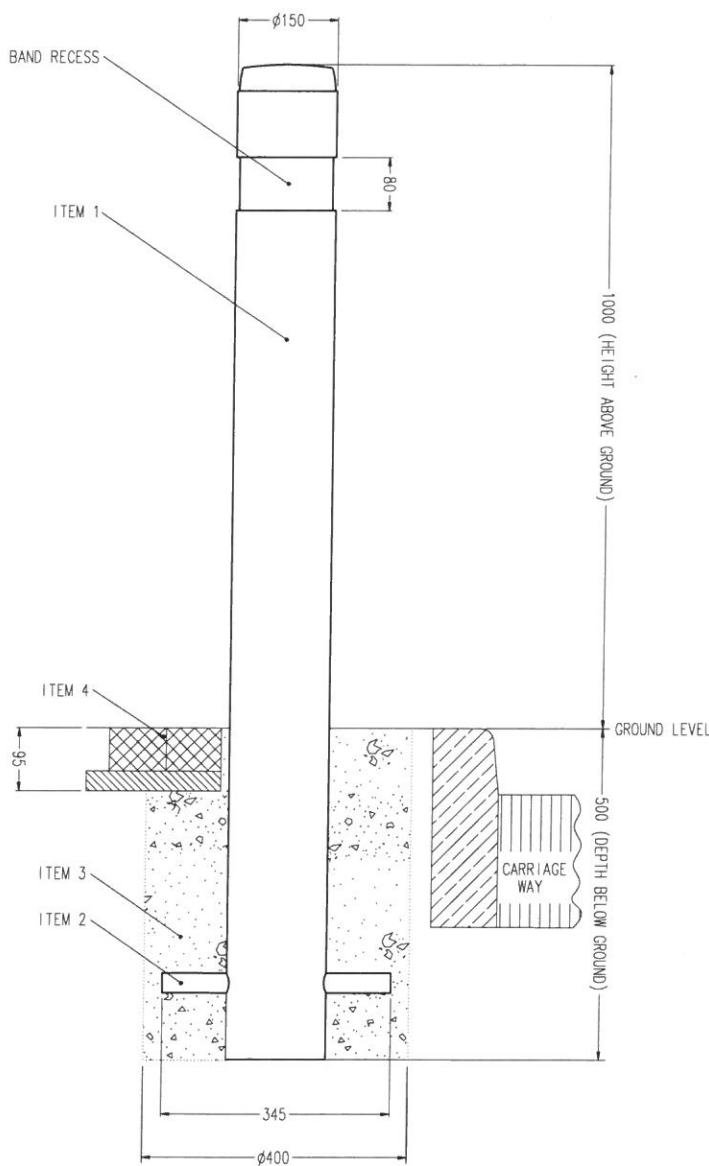
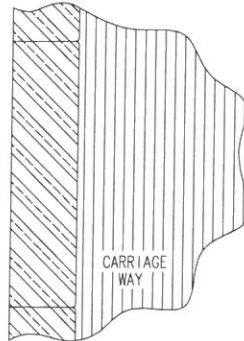
DRAWING No.

2900/01/01/A

MODEL SPECIFICATION ENVIROPOL® FLAT TOP RECYCLED BOLLARD - EXTENDED BASE



PLAN VIEW



FRONT VIEW

PRODUCT INFORMATION:

- WEIGHT - BOLLARD 20.0 Kg
TOTAL 20.0 Kg
- MATERIAL - ENVIROPOL® 100% RECYCLED POST-CONSUMER PLASTIC.
- COLOURS - BLACK AND BROWN
- DIMENSIONS - ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED.

INSTALLATION GUIDE:

- ITEM 1 - BOLLARD
- ITEM 2 - ANCHOR BAR
- ITEM 3 - QUICK SETTING CONCRETE (eg. GRADE QC10)
- ITEM 4 - BLOCK PAVING
- ENSURE REFLECTIVE BANDING IS IN THE CORRECT ORIENTATION - RED TOWARDS ONCOMING TRAFFIC (YELLOW ON CENTRAL RESERVATION).
- RECOMMENDED HOLE SIZE $\phi 400\text{mm} \times 500\text{mm}$ DEEP.
- AVOID CONTACT WITH HOT TARMACADAM AS THIS WILL SERIOUSLY IMPAIR THE PERFORMANCE OF THE BOLLARD.
- WE RECOMMEND INSTALLING WITH QUICK SETTING CONCRETE (eg. GRADE QC10) BUT EXACT INSTALLATION REQUIREMENTS SHOULD BE ASSESSED FROM A SITE SURVEY.

OPTIONAL PARTS:

- ALUMINIUM BACKED RETROREFLECTIVE BANDING (TO BS EN 12899-1:2007, FIXED, VERTICAL ROAD TRAFFIC SIGNS) OR DECORATIVE BANDING MAY BE FITTED.
- STANDARD BANDING SETS:
1 x 80mm BAND.
- ALL RETROREFLECTIVE MATERIALS SUPPLIED BY GLASDON UK ARE AS RECOMMENDED IN TABLE NA1 OF THE NATIONAL ANNEX OF BS EN 12899-1:2007 FIXED VERTICAL ROAD SIGNS.

MICROPRISMATIC RETROREFLECTIVE MATERIALS USED ON OUR PRODUCTS MEET THE REQUIREMENTS OF BS 8408:2005 ROAD TRAFFIC SIGNS. TESTING AND PERFORMANCE OF MICROPRISMATIC RETROREFLECTIVE SHEETING MATERIALS FOR THEIR APPLICATION AND SITING NORMS.

DRG. TITLE		 Glasdon® Glasdon Group Product Design Glasdon Innovation & Export Centre Preston New Road, Blackpool Lancashire, FY4 4DT Telephone: 01253 605400 Facsimile: 01253 792588 E-mail: sales@glasdon-uk.co.uk Web Site: www.glasdon.com	
PROJECT			
DRG. No.	PROJECT No.		
SCALE	DATE		
DRAWN BY	CHECKED	SPECIFICATION NUMBER - 165062-S01 ISSUE 08	
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