

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2017/0312

Your Ref: SEH/P/2017/0312

Date: 15th May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 495 Land at Rubery Way, Caia Park, Wrexham.

Development: Application for variation of condition no. 10 imposed under planning permission P/2015/0587 to allow amendment to site layout.

I refer to your consultation / email dated 15/05/2017 and submitted layout plan (Drg. No. P02B – Rev B) in respect of the above.

I have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

ZJ37 SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction
E06N of the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed turning head.*
- 2) *Detailed layout, design, drainage and construction of the proposed 2.0m wide footway.*

The scheme as is approved shall be fully implemented prior to first use of the development.

NONSTD NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved driveway to intercept any such run off prior to first use of the development.

Notes to Applicant

- s.38 / 278 Agreement

The proposed scheme 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

- Public Footpath No.9 (Wrexham)

Public Footpath No.9 (Wrexham) passes the development site. I would recommend that the applicant liaises with our Public Rights of Way Section (contact: Sean Hanratty on Tel: 01978 729761) to discuss the proposed development.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

peterworthwaite

PW Service Manager Environment