

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

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

Your Ref: SEH/P/2017/0312

Date: 8th 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 dated 03/05/2017 and submitted layout plan (Drg. No. 101 Rev B) in respect of the above.

Proposed Turning Head

I would recommend any proposed development includes the provision of a suitable turning head constructed to adoptable standards to serve both the existing and proposed dwellings (see note). Details of the required turning head dimensions attached.

The full extent of the proposed turning head has not been indicated on the submitted layout plan. The proposed turning head will need to be 11m deep heading towards / up to the existing emergency access serving Whitegate Industrial Estate (see attached detail). Any proposed turning head will need to be provided with appropriate surface water drainage.

Please ask the applicant to provide a revised layout plan indicating the full extent of the proposed turning head and location of existing / proposed gullies.

Footway Provision

I would recommend any proposed development includes the provision of a 2.0m wide footway to an adoptable standard along the entire site frontage providing a continuous link with the existing public footpath running alongside the eastern edge of the development site.

I would recommend that the proposed footway link is provided across the site frontage linking up to the existing footway running alongside no. 62 Connor Crescent. An existing surface water gully will need to be re-located along this section to facilitate the improved footway link (not shown on plan). The proposed tie-in of the existing 1.2m footway running alongside no. 62 Connor Crescent to the new 2m wide footway fronting the site has not been indicated on the submitted layout plan.

Please ask the applicant to provide a revised layout plan indicating the above detail.

I await the requested information.

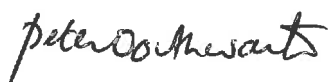
Supplementary Notes

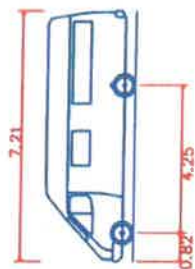
The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Notes

- *The proposed turning head and 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

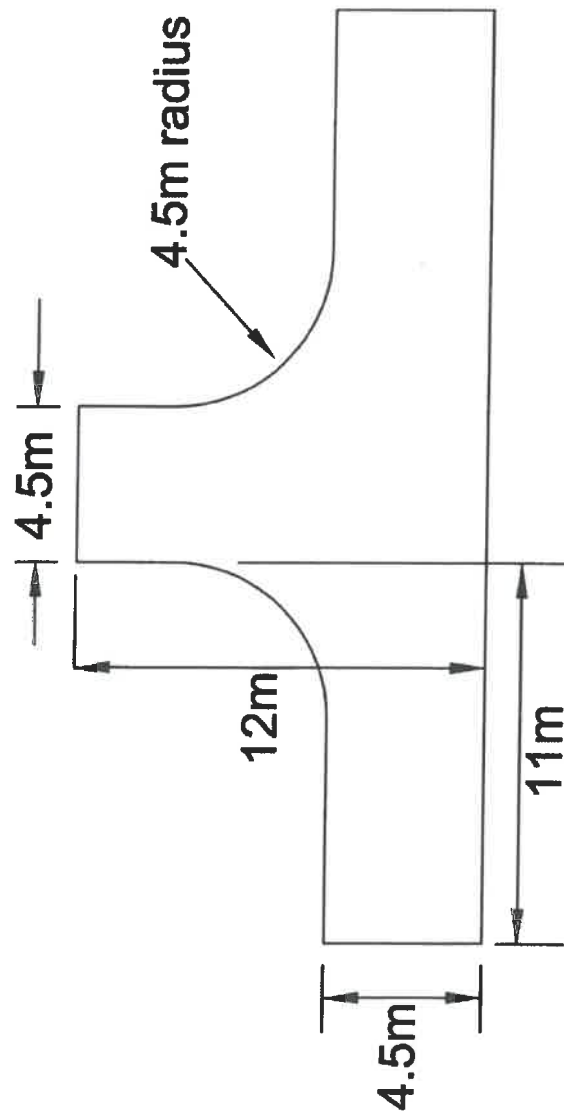
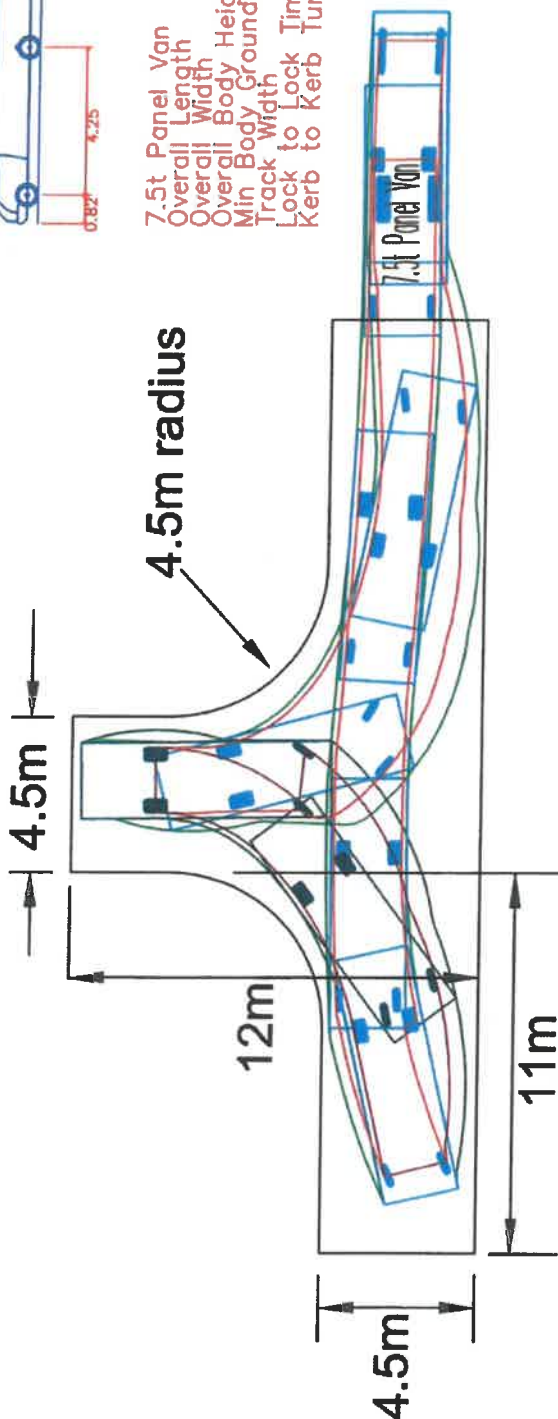
- *Public Footpath No.9 - Wrexham passes alongside the development site and should not be interfered with. I would recommend that the applicant contacts the WCBC Public Rights of Way Section (contact – Sean Hanratty on Tel: 01978 729761) to discuss their proposals.*

 Service Manager Environment



7.5t Panel Van
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track to Lock
Lock to Kerb
Kerb to Turning Radius

7.210m
2.192m
2.544m
0.316m
1.865m
4.00s
7.400m



Scale 1:200