

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0290	Your Ref:	KH/P/2017/0290
Date:	12 th April 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 459 353 Land to the rear of former Nags Head PH, Main Street, Bettisfield, Wrexham.

Development: Erection of 9 no. detached dwellings with associated garages, parking and access arrangements.

I refer to your consultation dated 12/04/2017 in respect of the above.

The submitted layout plan (Drg. No. 01) and Drainage Layout Plan (Drg. No. J01541/A1/001 Rev A) do not scale correctly. Could you please ask the applicant to provide revised plans which scale correctly.

Could you please ask the applicant to confirm that the existing / proposed estate road including footways will not be proposed for adoption by the Highway Authority but will be maintained in perpetuity by a private management company should planning consent be granted.

If the proposed estate road is intended to be offered for adoption by the Highway Authority, please ask the applicant to confirm who they propose will be adopting the proposed surface water drainage system serving the development site.

I await the requested information.

Supplementary Notes

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

peter o'connor

PO Service Manager Environment