

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0364	Your Ref:	P/2017/0364
Date:	25 May 2017		

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2976 5386 Land East of Queens Road, Brymbo
Development: Variation of condition 02 and removal of condition 12 of planning permission P/2015/0268 to substitute approved site plan for amended site plan and remove requirement for the construction of a 2m wide footway along the site frontage

I refer to your consultation dated 11 May 2017 in respect of the above.

WCBC Contracts and Engineering Manager, who has taken on responsibility for the Queens Road land slip issues, has confirmed that due to significant cost implications there is very little prospect of the Queens Road ever being reopened to through traffic; although it is hoped to re-establish a pedestrian and cycle link through the area.

That being the case then traffic generation along the highway will be limited to just 5 dwellings beyond the Llys Gwyrdd cul de sac.

Given the very low level of traffic likely to be generated it is no longer considered necessary to provide a new footway along the front boundary of plot 2.

The footway fronting no. 8 Llys Gwyrdd will still be required to extend as far as the site entrance and this should be secured with a suitably worded condition
Adequate visibility must still be provided in both directions from the site access.

I recommend that any permission include all highway related conditions from the original permission; condition number 12 should be replaced with a condition requiring a scheme of footway improvements to extend from the existing footway up to the site access and to include improved access on to the PROW that runs along the side of the site.

Peter Southworth

PM Service Manager Environment