

MEMORANDUM

From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0347 **Your Ref:** PF/P/2017/0347
Date: 11th May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 376 416 Land adjoining and east of Fairleigh, Station Road, Overton, Wrexham.

Development: Application for a non-material amendment to approval of reserved matters code no. P/2016/0504 to allow amendment to site access.

I refer to your consultation dated 11/05/2017 and layout plan (Drg. No. V009/011 Rev I) in respect of the above.

The proposed development site is located on the A539 Station Road which is a classified road subject to a 30mph speed limit.

Access

The proposed 1.5m wide section of footway indicated on the western side of the proposed access is considered acceptable. Any proposed crossing points shall take the form of 1.2m wide dropped kerbs. No tactile paving is required.

The proposed works (footway, crossing points and access) can be permitted under a s.184 consent subject to the submission of appropriate construction details. Please ask the applicant to contact the WCBC Highway Development Control Section to discuss the proposed works.

I have no objections to the proposed development and would recommend any permission includes 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(s) No. **V009/011 Rev I**.

ZJ46 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 access to intercept any such run off prior to first use of the development.

Supplementary Notes

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

Notes to Applicant

- *The proposed access / 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 obtain consent from the Council under s.184 of the Highways Act 1980.*
- *I assume that the proposed estate road will not be adopted and will remain private. I would recommend that a Private Management Company is established to maintain the estate road, footways and parking areas in perpetuity.*
- An existing public footpath (**PROW no. 18 – Overton**) runs along the eastern boundary of the development site and must not be interfered with. 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.



 Service Manager Environment