

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0253 **Your Ref:** SEH/P/2017/0253
Date: 2nd May 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 495 12 Sontley Road, Wrexham.

Development: Application for approval of details reserved by conditions imposed under planning permission P/2014/0236:

- Condition 2** - Material samples board.
- Condition 6** - Submission of a specification of rainwater goods.
- Condition 10** - Submission of a scheme for the comprehensive and integrated drainage of the site.
- Condition 15** - Submission of a scheme detailing construction of the highway and access.
- Condition 18** - Submission of full details of a hard and soft landscaping scheme.

I refer to your consultation / email dated 28/04/2017 in respect of the above.

- Condition 15** - Submission of a scheme detailing construction of the highway and access.

Highway Layout **Drg. No. 1354/01 Rev B**
Section 38 / 278 Works

- Details appear satisfactory.

Construction Details **Drg. No. 1354/02 Rev C**
Section 38 / 278 Works

- Details appear satisfactory.

Supplementary Notes

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

Note to Applicant

- *The proposed 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

- *Please contact Paul Rogers – WCBC Street Lighting Engineer (Tel:01978 729673) in respect of any proposed street lighting works / modifications along Erddig Road.*

Peter Watkins

P Service Manager Environment