

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2016/1042

Your Ref: PF/P/2016/1042

Date: 24th November 2016

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 Approval of Details Reserved by Condition 6 imposed under Planning Permission Code P/2014/0592:-

Condition 6 – Submission of Scheme for The Comprehensive and Integrated Drainage of the Site and Conditions 2 and 7 imposed under Planning Permission P/2016/0504:-

Condition 2 – Samples of All External Facing Materials

Condition 7 – Submission of Scheme of Enhancement and Management Measures in relation to the existing pond.

I refer to your consultation / email dated 16/11/2016 in respect of the above.

Condition 6 – Submission of Scheme for The Comprehensive and Integrated Drainage of the Site

I understand that Neil Taunt (WCBC Flood Management Officer) has reviewed / approved the proposed surface water drainage system which discharges into an existing culverted water course. Any works in the highway in respect of the above will require Section 50 consent. Please ask the applicant to contact Suzanne Jones (Technical Clerk – WCBC Streetworks) on Tel: 0978 729743.

Please note that any Aco drain across the proposed access must be located immediately behind the existing highway boundary / proposed limit of adoption.

Supplementary Notes

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

Note to applicant

The detailed design, layout, drainage and construction of the new access, footway and associated crossing points shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority prior to the commencement of any site works. The developer will need to enter into an agreement with the Council under a Section 38 / 278 of the Highways Act 1980 so that the new section of road and footway can be adopted for maintenance at the public's expense.

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



 Service Manager Environment