

MEMORANDUM

From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/P/2014/0868

Your Ref: SW/P/2014/0868

Date: 3rd June 2015

Town and Country Planning Act 1990

Section 78 Appeal @ Kings Mill Hotel, Kingsmills Road, Hightown, Wrexham.

I am satisfied with my previous response made to this application (copy attached) and wish to inform you that I have no further comments to add.

Peter Hunt

PH Service Manager Environment

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2014/0868	Your Ref:	SEH/P/2014/0868
Date:	9 th February 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 492 Kings Mill Hotel, Kingsmills Road, Hightown, Wrexham.

Development: Erection of new convenience retail store (Class A1) 400m² Gross / 298m² retail sales) with alterations to existing access, parking and associated works.

I refer to your consultation / email dated 09/02/2015 including revised layout plan Drg. No. 4216-P12 Rev A in respect of the above.

The submitted details appear satisfactory.

I have no objections to the proposed development on highway grounds and recommend any permission include the following conditions:-

CONDITIONS

ZJ15 VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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. -----

ZJ22 PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). ----- shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

- ZJ37**
026R
E06N
E07N
- SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)**
No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority: *delete as appt **
- 1) *Detailed layout, design, drainage and construction of the proposed new access & closure of existing access points.*
 - 2) *Detailed layout, design, drainage and construction of the proposed new footway fronting the developments site*
 - 3) *Details of amendments to existing signs and lighting columns along site frontage.*
- The scheme as is approved shall be fully implemented prior to first use of the development.*
- ZJ46**
026R
- NO PRIVATE SURFACE WATER RUN OFF**
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.
- NONSTD**
026R
- SERVICE & DELIVERY MANAGEMENT PLAN**
No development shall take place until a Service and Delivery Management Plan (SDMP) to include (but not limited to) the details of frequency of deliveries, type of delivery vehicles to be used, management of car parking to facilitate delivery vehicles has been submitted to and approved in writing by the local planning authority. The SDMP as agreed shall be implemented in accordance with the approved details.
- ZJ45**
026R
- CONSTRUCTION TRAFFIC MANAGEMENT PLAN**
No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.
- ZJ44**
055R
- TRAVEL PLAN (COMMERCIAL – END USER NOT KNOWN)**
A Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority after 6 months of first use of the development.

Notes to Applicant

- *The proposed scheme 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.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

- I would recommend that the applicant contacts Jessica Pritchard - Regional Travel Plan Co-ordinator on Tel: **01352 704544** to discuss the proposed content of any Final Travel Plan.

Peter Duwaite

PP Service Manager Environment