

JOHN C. SALISBURY

5. Derwen Villas, Wrexham Road, Mold, Flintshire, CH7 1HZ
Telephone 01352 754391

Wrexham County Boro' Council
Highways Dept
Abbey Road South
Wrexham Industrial Estate
Wrexham
LL13 9PW

Tuesday 13th November 2012

FAO Mr Peter Douthwaite

**Town & Country Planning Act 1990 New Development (named - Redbrook House) South of Machine Cottage, Ruabon Road, Ruabon, LL14 6RA
Application No P/2012/0066**

Dear Sir

I refer to the above and meeting yesterday at the above address to agree road improvements for the access road into the new development from its junction with the B 5605 Ruabon Road and so to comply with Condition 6 of the above planning permission.

I have pleasure in submitting on behalf of the applicant the following specification of improvements to be read in conjunction with the attached drawing 'Road Improvements - Redbrook House'. I understand provided you are satisfied with the proposal you will communicate directly with the Planning Department in order for the condition to be discharged. Please let me know if you do require any further information or clarification of what is proposed otherwise I trust Planning will communicate with me direct in due course.

SPECIFICATION (to be read in conjunction with drawing)

*The access improvements extend from junction with B 5605 Ruabon Road as far as the access to various properties (areas of improvement coloured **yellow and green** on the attached plan). The only difference between the areas coloured yellow and green is that they shall receive different surface treatments, **yellow** finished with asphalt wearing course and **green** finished with stone aggregate (for the purpose of assisting surface water drainage)

*Areas coloured **yellow and green** to be scarified (stone loosend) to a depth of deepest pothole (approx 150mm) and then graded out approximately as existing but with slight camber falling away from Machine cottage.

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*The formation level of the area coloured **yellow** to be adjusted to receive 40mm wearing course of asphalt and to ensure uniform grading of surface for both surface finishes (asphalt and stone). Any surplus stone aggregate to be removed from site (ie volume possibly equal to volume of asphalt imported onto site)

*Proof roll area coloured yellow to formation level, to act as base course.
Lay 40mm wearing course (14mm bitmac) and roll as required

*Proof roll area coloured green to formation level (stone is to be finished surface)

John Salisbury

From: Matthew Phillips [Matthew.Phillips@wrexham.gov.uk]
Sent: 13 November 2012 11:18
To: johnsalisbury444@btinternet.com
Subject: Machine Cottage

John,

In order to amend the application I need the following:

i) A request/instruction (in writing) to amend the application to refer to the variation of condition 06 to allow for the submission of a revised highway improvement scheme.

ii) A revised application form to refer to condition 06.

In making the amendment it may be worth considering dropping the reference to condition 05 (provision of visibility splays). There will remain a requirement for a visibility splay from the access.

Regards

Matthew

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MR JOHN SALISBURY
5 DERWEN VILLAS
WREXHAM ROAD
MOLD
FLINTSHIRE
CH7 1HZ

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2006/0626
29 March 2012
Matthew Phillips
01978 292473
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990

Erection of 1 no. dwelling.

Land Adjacent To Machine Cottage Afon Goch Ruabon Wrexham

I refer to the above and your letter dated 16 January 2012. I apologise for the delay in my response.

I can confirm that the minor change consisting of the installation of a patio style door in the rear (east facing) elevation of the dwelling is within the scope of the existing planning permission and therefore does not need to be subject to revised planning application.

I trust the above is of assistance.

Yours faithfully



Head of Community Wellbeing and Development

Highways
Pdr Northwate *
ID: 0178 724689

COPY

JOHN C. SALISBURY

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Telephone 01352 754391

Mr & Mrs S Jones
Redbrook Estates
Bannel Farm
Dobs Hill
Hawarden
CH5 3LZ

Tuesday 13th Nov 2012

INVOICE

Road Improvements to Satisfy Planning Condition affecting Three Properties at Afon Gogh (Close to Machine Cottage) Ruabon

Engaging with Wrexham County Boro' Council, Planning (Mr Matthew Phillips) and Highways (Mr Peter Douthwaite) , phone calls , e – mails, to discuss process of discharging condition for planning approval(s)

Site meeting with Peter Douthwaite to agree scheme of road improvements, and brief site survey to identify new fences etc.

Prepare specification and drawing for proposed road improvements as agreed with Highways

£150.00

HEAD IMPROVEMENT RED BROOK HOUSE.



SITE PLAN 1:200

BS605 RUABON ROAD



John C Salisbury
MRICS, L.Eng, M.L.AgrE

Chartered Building Surveyor
Incorporated Engineer

5 Denwen Villas, Wrexham Road, Mold
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