

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0124 **Your Ref:** KH/P/2010/0124
Date: 1st March 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 390 569 Meadow House, Meadow Lane, Rossett, Wrexham.

Development: Variation of condition no. 1 of Planning Permission Code No. P/2009/0111 to allow importation of inert waste until 31 October 2010.

I refer to your consultation dated 23/02/2010 in respect of the above.

Although I have no objections to the proposed development, it would appear that a number of conditions previously imposed under planning permission ref. no. P/2009/0111 have not been implemented. These conditions (nos. 9 & 10) are as follows:-

9. *The proposed construction access at the junction of Darland Lane and Almere Ferry shall be a minimum width of 4.8m and shall be surfaced using hard bound materials for the first 20m behind the highway boundary. Any proposed gates shall be set back a minimum distance of 20m behind the highway boundary and an Aco drain or similar shall be constructed across the access to prevent private surface water flowing onto the adjoining highway.*
10. *Details of wheel washing facilities shall be submitted in writing for the further approval of the Local Planning Authority. The facilities as approved shall be provided prior to the commencement of works hereby approved and retained for the duration of the works.*

The temporary construction access has been constructed using loose bound stone, broken brick etc. which appears to be spilling onto the adjoining highway which is unacceptable. There does not appear to be any Aco drain or similar in place across this access.

I understand from our Streetscene Area Co-Ordinator (John Edwards) that the current wheel washing facilities employed on site are inadequate and are not preventing deleterious material being carried onto the road. I also understand that complaints have been received relating to mud being carried onto the road from the development site.

I would therefore recommend that the application be **REFUSED** until the original conditions imposed under planning permission ref: P/2009/0111 are complied with.

Supplementary Notes

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

Note:

PROW No. 15 (Allington) passes through the proposed developments site and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section – Tel: 01978 729761).


pp Operational Manager Traffic & Transportation