MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/DB/P/2024/1082	**Your Ref:**	P/2024/1082
Date:	14/06/2024		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 3 (CYNLLUN RHEOLI ADEILADU) CANIATÂD CYNLLUNIO P/2023 /0072 / DISCHARGE OF CONDITION 3 (CONSTRUCTION MANAGMENT PLAN) OF PLANNING PERMISSION P/2023 /0072

LOCATION: WREXHAM COUNTY MUSEUM, REGENT STREET, WREXHAM, LL11 1RB

I refer to your consultation / email dated 14/06/2024 in respect of the above.

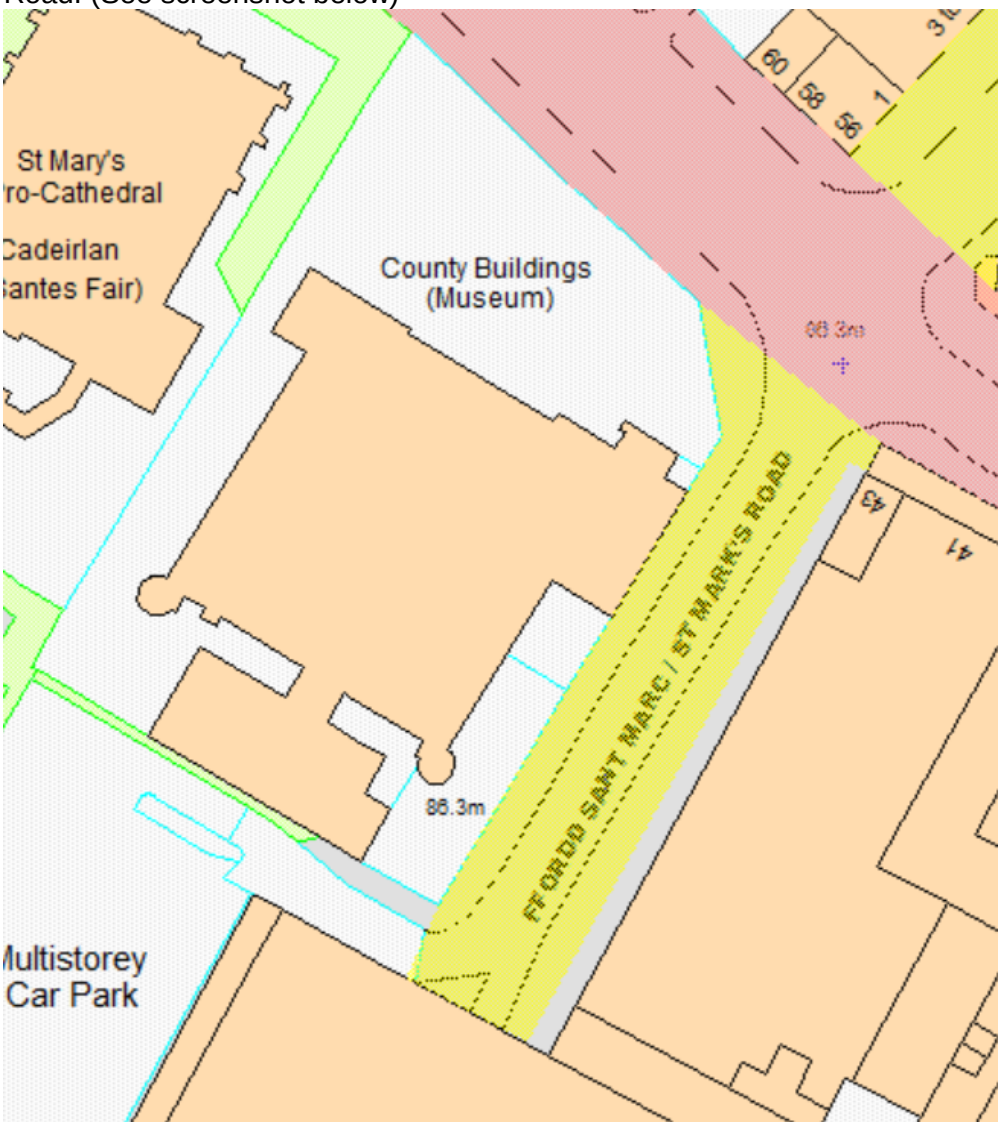
Our response refers to discharge of Condition 3 of P/2023/0072 which require the following issues to be addressed in order to demonstrate any impact on the highway network in this city centre location is minimised for vehicles, pedestrians and cyclists:

- Vehicular parking for site operatives
- Loading and unloading of plant and materials
- Storage of plant and materials used in the development
- Construction traffic access arrangements from both the A483 and A525
- Hours of construction works
- Emergency access procedures, together with emergency contact details
- Ensuring safe pedestrian access around the site is maintained

The following items are addressed within the submitted The Construction Traffic Management Plan submitted:

- There is a site plan showing Office/Welfare/Compound and Material laydown area. There is an area shaded light green for vehicle offloading that is on the adopted highway of St Marks

Road. (See screenshot below)



Use of this area for unloading will require the prior permission of WCBC's highways department. The applicant is required to contact highwayroadworks@wrexham.co.uk at their earliest convenience in advance of arranging any delivery. There appears adequate space for unloading, subject to arranging the necessary permits and demonstrating competent banksmen will be supervising the works, and all the necessary insurances are in place.

- All access is noted as being from to and from the east of Regent St. St Mark's Road is a cul-de-sac.
- The site is locked and secure outside of working hours.
- Dates and working hours are included (1.1 & 2.3.7)
- There is no carting off of materials envisaged (3.1.1). Therefore there is minimal traffic entering and exiting the site. Reference is made to dust and wheel washing if needed but it is a generic reference.

Some amendments and/or confirmations are however, requested as follows:

- Insert description of the works, author and date of issue
- Details of Construction works signage needs to be provided, even though there is a generic reference to signage
- Emergency numbers including out of hours on behalf of the contractor should be inserted.
- The Principle Contractor's supervisor's contact details should also be provided including any site first aiders contact details please?
- Arrangements for Contractors' vehicle parking should be added or referred to in the plan. (We suggest the contractor contacts Joanne Rogers via joanne.rogers@wrexham.gov.uk to discuss vehicle parking and lifting of restrictions)

- Reference to the arrangements for the offloading of materials (or loading of waste) should be added, as noted above.
- A pedestrian traffic diversion should be applied for and referred to in the plan, ensuring pedestrians and cyclists accessing between Regent St and the Island Green retail park use the footpath opposite the site along St Mark's Rd.
- Dates of the proposed work should be included.
- I'm unsure of the extent of demolition works required. Is the contractor applying for a section 80/81 licence and is there any risk of dust, or other potential environmental impact on nearby public to consider?
- Will the works require scaffolding or screening on or adjacent to the public highway, including footpath?

Subject to the above modifications and communications, we have no objection to the submission made.



Chief Officer, Environment & Technical