MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/MZ/P/2024/1651	**Your Ref:**	P/2024/1651
Date:	16th January 2025		

TOWN AND COUNTRY PLANNING ACT, 1990

PROPOSAL: RHYDDHAU AMOD 11 (RHWYSTR DIOGELWCH) CANIATÂD CYNLLUNIO P/2023/0384 / DISCHARGE OF CONDITION 11 (SAFETY BARRIER) OF PLANNING PERMISSION P/2023/0384

LOCATION: LAND AT ARGOS CAR PARK, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BW

I refer to your consultation / email dated 10/12/2024 in respect of the above.

It is the LHA's understanding that the application is for the discharge of condition 11 (safety barrier) of planning permission P/2023/0384.

The original application included a ramp down from the retail park to the public highway to access a pedestrian crossing facility which will be installed as part of the proposals. As such the LHA requested a safety barrier to ensure that any children that might run ahead down the ramp are protected from the road by the presence of a pedestrian safety barrier.

Unfortunately the LHA is unable to scale from the plan. Whilst there are no objections in principle to the proposals, the set back for pedestrian guardrails should be 450mm from the kerb face and the applicant should ensure that visirail is installed at this location to ensure that visibility is maximized. The set back for pedestrian guardrails should be 450mm from the kerb face. The concrete foundations for the kerb (HB2 and BN6) needs to be a minimum width of 375mm rather than the 300mm shown on the submitted plans.

The submitted plan indicates sign pole construction detail but the plans don't appear to show the location of any such poles on the public highway, therefore no comments are made on this element at this time. Approval and agreement of the wider crossing construction will be undertaken as part of a Section 278 agreement.



On behalf of Chief Officer, Environment & Technical