MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/MZ/P/2024/1126	**Your Ref:**	P/2024/1126
Date:	04/02/2025		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 4 (ECOLEG), 5 (DRAENIO), 7 (HALOGIAD), 8 (ADRODDIAD DILYSU) 9 (CYNLLUN MONITRO), 11 (BIODDIOGELWCH) A 12 (CYNLLUN RHEOLI TRAFFIG ADEILADU) CANIATÂD CYNLLUNIO P/2023/0400 / DISCHARGE OF CONDITIONS 4 (ECOLOGY), 5 (DRAINAGE), 7 (CONTAMINATION), 8 (VALIDATION REPORT), 9 (MONITORING PLAN), 11 (BIOSECURITY) AND 12 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2023/0400

WAREHOUSE, RHOSDDU INDUSTRIAL ESTATE, OLD RHOSROBIN, WREXHAM, LL11 4YL

I refer to your consultation / email dated 16/12/2024 in respect of the above.

The LHA understands that Condition 12 relates to a construction traffic management plan. The applicant has submitted two drawings as part of the information to discharge this condition, however, it is the LHA's view that there is insufficient information provided. A Construction Traffic Management plan is usually a written document setting out the construction methodology that will be employed on the site including deliveries details and administration, construction staff parking compound and how the site and deliveries will be managed to ensure that no disturbance is experienced on the highway network within the vicinity of the site.

On the submitted drawing there is an indication of the location of the site construction site, a temporary car park – but it is not shown how many vehicles can be accommodated and there are no details of how many staff will be attending the site at any one time, there is a portacabin shown, but no details of the site manager and how the communication channels with delivery vehicles will work. The plan also indicates a temporary site access gate and that there will be a banksman used for all reversing operations and a 10mph speed limit across the site, whilst this information is welcome, the LHA feels this is light on detail and a more robust CMTP is required to discharge this condition.

On behalf of Chief Officer, Environment & Technical