# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO::** | Jenni Perkins |
| **Our Ref:** | ET/DC/DB/P/2024/1157 | **Your Ref:** | P/2024/1157 |
| **Date:** | 11/02/2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: RHYDDHAU AMOD 7 (DEUNYDDIAU), 22 (TIRLUNIO), 26 (FFYRDD MEWNOL), 28 (CYFLEUSTERAU PARCIO A THROI) A 31 (HALOGIAD) CANIATÂD CYNLLUNIO P/2018/0053 / VARIATION OF CONDITIONS 7 (MATERIALS), 22 (LANDSCAPING), 26 (INTERNAL ROADS), 28 (PARKING AND TURNING FACILITIES) AND 31 (CONTAMINATION) OF PLANNING PERMISSION P/2018/0053**
**LOCATION: RUABON BUSINESS PARK SITE, WREXHAM, LL14 6TE**

With reference to your consultation / email dated 11/11/2024 in respect of the above the LHA advise follows:

It is the LHA's understanding that the proposals are for the variation of conditions 26 and 28 of planning permission P/2018/0053 to extend the time period for submission of reserved matters and commencement of development. The stated conditions are as follows, together with previous partial discharges noted:

***26.*** *Prior to the commencement of development of each phase of the development, the detailed layout, lighting, design and drainage details of the internal estate roads shall be submitted to and approved in writing by the local planning authority. The internal estate roads shall thereafter be constructed in accordance with the approved details and in accordance with the approved Phasing Plan.*
***Partial discharge of condition relating to Area A.***
***Date Approved:*** *18.12.2018*
***Reference Number:*** *P/2018/0555*
***By:*** *Wrexham County Borough Council*
***Approved Details:*** *General Arrangement 1 of 2 Drawing no. 65-02.1 Rev C1. General Arrangement 2 of 2 Drawing no. 65-02.1 Rev P7, Drainage and Services 1 of 2 65-06.1 Rev P6 and Drainage and Services 2 of 2 65-06.2 Rev P5.*

***28****. Prior to commencement of development of each of each of the areas as shown within the Phasing Plan, further details of the proposed vehicular parking and turning facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the*

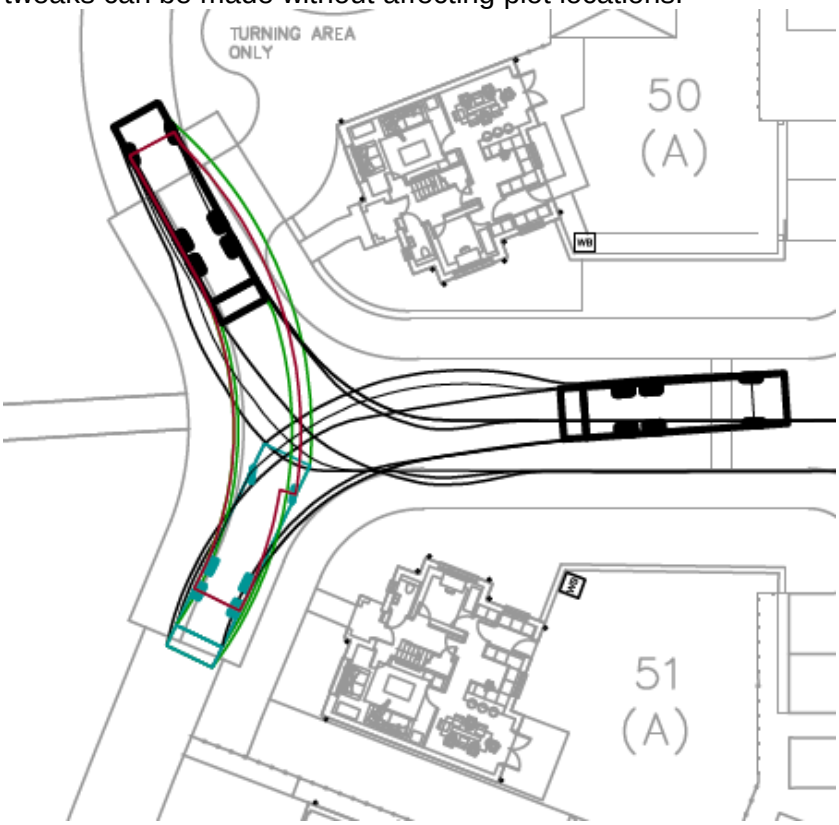
*development phase within that phase, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.*
***Partial discharge of condition relating to Area A.***
***Date Approved:*** *18.12.2018*
***Reference Number:*** *P/2018/0555*
***By:*** *Wrexham County Borough Council*
***Approved Details:*** *Proposed site plan Drawing no. 1847NESW-102 Rev C;*
***Partial discharge of condition relating to A3 Drive-Thru café/restaurant.***
***Date Approved:*** *05.02.2019*
***Reference Number:*** *P/2018/1069*
***By:*** *Wrexham County Borough Council*
***Approved Details:***
*2007_SK_02-P1 Emergency Service Vehicle Tracking Costa Coffee*
*15599-202-P2-A1 Proposed Site Plan (Levels)*
***Partial discharge of condition relating to Petrol Filling Station.***
***Date Approved:*** *07.02.2019*
***Reference Number:*** *P/2018/0924*
***By:*** *Wrexham County Borough Council*
***Approved Details:***
*M18-26-WL – Proposed White Lining Layout*
*M18-26-ES Swept Path Analysis*

We refer to the plans submitted wth this application as posted below.

- Application Form - Redacted.pdf
- Approved Phasing Plan.pdf
- Condition 7 - Materials.pdf
- Condition 22 - Highway Visibility Sheet 1.pdf
- Condition 22 - Landsacping.pdf
- Condition 22 - Landscape Details.pdf
- Condition 22 - Landscape Plan.pdf
- Condition 22 - Landscaping.pdf
- Condition 22 - Phase 1 Public Open Space.pdf
- Condition 22 - Phase 1 Site wide landscape Layout.pdf
- Condition 22 and 28 - Kerbing Layout Sheet.pdf
- Condition 26 and 28 - Agreement Plan Key Plan P6.pdf
- Condition 26 and 28 - Agreement Plan Sheet 1.pdf
- Condition 26 and 28 - Agreement Plan Sheet 2.pdf
- Condition 26 and 28 - Agreement Plan Sheet 3.pdf
- Condition 26 and 28 - Highway  Sheet 3.pdf
- Condition 26 and 28 - Highway Contours Sheet 1.pdf
- Condition 26 and 28 - Highway Contours Sheet 2.pdf
- Condition 26 and 28 - Highway Road Markings P4.pdf
- Condition 26 and 28 - Highway Visibility Sheet 2.pdf
- Condition 26 and 28 - Highway Visibility Sheet 3.pdf
- Condition 26 and 28 - Kerb Plan.pdf
- Condition 26 and 28 - Kerbing Layout Sheet 2.pdf
- Condition 26 and 28 - Kerbing Layout Sheet 3.pdf
- Condition 26 and 28 - Pavement Composition Sheet 1.pdf
- Condition 26 and 28 - Pavement Composition Sheet 2.pdf
- Condition 26 and 28 - Proposed Lighting and Installation..pdf
- Condition 26 and 28 - Refuse Vehicle Swept Path P1.pdf
- Condition 26 and 28 -Pavement Composition Sheet 3.pdf
- Condition 26 and 28.pdf
- Condition 31 - Contamination Report.pdf
- Condition 31 - Contamination.pdf
- Contaminated Land Response.pdf
- Contaminated Land Response-2.pdf
- Covering Letter.pdf
- Decision Notice P-2014-0021.pdf
- Decision Notice P-2018-0053.pdf
- Geotechnical and Ground Gas Investigation Report Part 1.pdf
- Geotechnical and Ground Gas Investigation Report Part 2.pdf
- Location Plan.pdf
- Phase 1 Contamination Assessment Report  Pg. 213 to 219.pdf
- Phase 1 Contamination Assessment Report Pg. 33 to 100.pdf
- Phase 1 Contamination Assessment Report Pg. 101 to 161.pdf
- Phase 1 Contamination Assessment Report Pg. 162 to 176.pdf
- Phase 1 Contamination Assessment Report Pg. 177 to 190.pdf
- Phase 1 Contamination Assessment Report Pg. 191 to 204.pdf
- Phase 1 Contamination Assessment Report Pg. 205 to 212.pdf
- Phase 1 Contamination Assessment Report Pg. 220 to 227.pdf
- Phase 1 Contamination Assessment Report Pg.1 to 32.pdf
- Phase 2 Preliminary Geoenvironmental Assessment Pg. 1 to 112.pdf
- Phase 2 Preliminary Geoenvironmental Assessment Pg. 113 to 180.pdf
- Supporting Information.pdf
- Written Statement.pdf

The LHA comment as follows regarding the further review **for Phase 1 only**:

1. Swept path proposals have been provided in the plan titled Condition 26 and 28 – Refuse Vehicle Swept Path P1. Some of those provided on the plan appear to overrun kerblines, however we suspect this can be adjusted. For example, the screenshot below shows the southern kerbline with tracking overhanging the kerbline on the southern footpath. There is space for adjustment to the north footpath, and the west end of the turning head. For the Section 38 further consideration and adjustments will be required, but we do not believe this is a matter that will affect the layout significantly for variation of the condition, provided minor tweaks can be made without affecting plot locations.




2. The forward visibility plans provided are accepted, however a minor adjustment to road width for passing vehicles including the 11.5m HGV outside plot 72 may be required. Again, we consider this is a minor adjustment for S38.
3. Refuse collection points should be provided in accordance with relevant British Standards design requirements. To summarise, for those plots served by private shared drives, the Refuse Collection Points should be within 12-15m of an adoptable carriageway, and within 15m of each dwelling it serves.
4. Temporary provision for vehicles turning should be included when cul-de-sacs are formed due to incomplete phases, as discussed and as accommodated on the phase 1 adoption plan.
5. Planted verges within the adopted highway will be maintained by the applicant and not adopted, as confirmed in the applicants email 20th Jan 2025. Details of the maintenance commitments should be provided for approval prior to first occupation, as per that required for other Public Open Space areas. (This may already be agreed in S106 or SAB documentation already approved). These areas should be maintained adequately to not infringe on highway land nor reduce visibility splays if/where applicable. These verges should be added to areas shown on separate POS drawings for completeness. There are other areas indicated as planted that may impact upon visibility splays. A note should be made on any landscape drawings that includes visibility splays which should be maintained without any obstruction above 1m in height.
6. Construction detailing of any traffic calming IF considered necessary can be agreed as part of the Section 38 agreement, without impacting on planning approval.
7. The S38 drawing needs to be updated so that the footpath and carriageways being offered for adoption are aligned. The plan Condition 26 and 28 – Agreement Key Plan P6 shows stretches of blue footpath that are isolated without highway for adoption in brown. It is not

normal to adopt the footpaths, without the road it runs along and drains into. Again, correcting this is a Section 38 matter, and does not affect the overall layout significantly.

8. We request a minor adjustment to the footpath between 114 and 111 on the southern end of the central oval area. For areas of adoptable kerbing without footpath behind, a 300mm service strip for access to replace kerbing should be offered for adoption, and shown in green. If there are services within these areas, including street lights set back a minimum of 1m from the kerb, these should be included within the adopted margin also, noting that the landscaping enjoyed by adjacent land owners is maintained by the landowner (whether it be a private front garden or POS). We consider this to be an adjustment for the S38 and to consider in plot legal plans, but not one that affects the layout from a planning condition perspective.
9. Allocation of spaces to dwellings needs to be defined and reinforced (as requested in the 2020 Highways response)

**Conclusion**

With the possible exception of item 9, the Local Highway Authority are comfortable with accommodating the above comments within amended Section 38 plans and proposals, if the Local Planning Authority are comfortable that the adjustments do not significantly affect the principles of the site layout. If a referenced parking plan layout can be provided, and bin collection points can be added the Local Highway Authority have no further comment to make regarding the variation of condition application for phase 1.
We also acknowledge the LHA memo 26th April 2021 previously supporting parking provision, swept paths (for Phase 1) and approval of reserved matters.



On behalf of The Chief Officer, Environment & Technical