# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO::** | Jenni Perkins |
| **Our Ref:** | ET/DC/DB/P/2025/0165 | **Your Ref:** | P/2025/0165 |
| **Date:** | 12/03/2025 | | |

**TOWN AND COUNTRY PLANNING ACT 1990**

**PROPOSAL: RHYDDHAU AMOD 3 (DATGANIAD O DDULLIAU COEDYDDIAETH) A 5 (DATGANIAD O DDULLIAU ADEILADU) CANIATÂD CYNLLUNIO P/2023/0221 / DISCHARGE OF CONDITIONS 3 (ARBORICULTURAL METHOD STATEMENT) AND 5 (CONSTRUCTION METHOD STATEMENT) OF PLANNING PERMISSION P/2023/0221**
**LOCATION: LAND SOUTH OF, BERSE ROAD, CAEGO, WREXHAM, LL11 6TP**

I refer to your consultation / email dated 7/3/2025 in respect of the above.

**Condition 5 – Construction Method Statement**

Wynne Construction's Construction Phase Health and Safety Plan dated February 2025 includes reference to the following items as was conditioned in the planning approval P/2023/0221:

**Hours of working:** Noted as:
*"Mon – Fri: 07:30 – 18:00 Saturday: 08:00 – 13:00 (with prior approval)*
*No works to place on Sundays."*
Bank Holidays should also be confirmed as no works.

**Dust Management:**
Page 51 refers to methods of dust management including road sweepers, hand brushing, dampening down, and other specific methods of reducing and controlling dust creation and becoming airbourne. No further comment required.

**Noise and Vibration**
Reduced noise techniques and tools are committed to in page 23 onwards. Vibration monitoring is referred in page 52 to minimise disruption to neighbours, customers and other stakeholders. No further comments to make

**Vehicle Parking**
Wynne Construction confirm that No contractor's vehicles will be allowed to park on the approach roads to the site. This should include Caego Terrace on the opposite side of Berse Road to the site.

**Loading and Unloading of plant and materials**
Wynne Construction commit to scheduling deliveries to avoid a build up of vehicles at the site entrance. The site manager is referred to as being responsible for coordinating this. There is no

reason why vehicles should not be able to turn around on site. Provision of a banksman is confirmed also. No further comment to make.

**Conclusion:**
Subject to confirmation (by email or updated CPHSP) that Bank holidays will also be enforced as no working days and that “no parking” for contractors vehicles will be enforced in Caego Terrace, the LHA have no further comment to make. In fact the information provided is considerably more thorough than many.



On behalf of Chief Officer, Environment & Technical

***Appendix***

***Highways Development Control Standard Advisory Note***

*In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:*

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant’s scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

*The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.*