MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Philip Mullineux
Our Ref:	ET/DC/MZ/P/2024/1285	**Your Ref:**	P/2024/1285
Date:	23/05/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2021/0610 I DIWYGIO'R CYNLLUN TIRLUNIO / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2021/0610 TO AMEND LANDSCAPE PLAN

LOCATION: NET WORLD SPORTS, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

I refer to your consultation / email dated 21/05/2025 in respect of the above.

It is the LHA's understanding that the proposals are for a variation of condition 1 on planning permission P/2021/0610 to amend the landscape plan and regularise the works that were undertaken at the site.

There are no highways implications and therefore no objections to the proposals on highways grounds.

However, the LHA would raise awareness to some issues with the lining scheme installed at the site entrance not being in compliance with Highway Regulations. Two of the plans submitted within this application do indicate two different arrangements on Bryn Lane and those installed on Bryn Lane currently require amendment to comply with The Traffic Signs Regulations & General Directions. The LHA would welcome further discussions with the developer to resolve this outstanding issue.



On behalf of Chief Officer, Environment & Technical