MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0497	**Your Ref:**	P/2025/0497
Date:	30/06/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: AMRYWIO AMOD 10 CANIATÂD CYNLLUNIO P/2024/0323 I DIWYGIO'R CYNLLUN TIRLUNIO / VARIATION OF CONDITION 10 OF PLANNING PERMISSION P/2024/0323 TO AMEND LANDSCAPE PLAN

LOCATION: LAND SOUTH WEST OF TOP FARM, ERBISTOCK, WREXHAM, LL13 0DG

I refer to your consultation / email dated 27/06/2025 in respect of the above.

Soft Landscape Proposals (Drg. no. 20.23.ELP.01.1 Rev v3)

Providing the required splays included in planning consent P/2024/0323 conditions 13 & 14 will still be provided and the proposed hedge does not encroach on the highway verge, then the LHA raise no objections.

The submitted plan appears to indicate gates at both 10m behind the edge of carriageway and approximately 1.4m behind the edge of carriageway. The LHA previously recommended that any gates are set back at least 10m behind the edge of carriageway. **The LHA recommend this detail is clarified.**

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

P. Palmer

On behalf of Chief Officer, Environment & Technical