MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2025/0380	**Your Ref:**	P/2025/0380
Date:	01/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 3 (GOLEUADAU), 4 (SAMPLAU), 5 (DRAENIO), 6 (HALOGIAD), 7 (ADRODDIAD DILYSU), 8 (BIOAMRYWIAETH), 9 (TRINIAETH FFIN),10 (CYNLLUN RHEOLI TRAFFIG ADEILADU) A 11 (CYNLLUN RHEOLI DARPARIETH GWASANAETH) CANIATÂD CYNLLUNIO P/2022/0181 / DISCHARGE OF CONDITIONS 3 (LIGHTING), 4 (SAMPLES), 5 (DRAINAGE) ,6 (CONTAMINATION), 7 (VALIDATION REPORT), 8 (BIODIVERSITY), 9 (BOUNDARY TREATMENT),10 (CONSTRUCTION TRAFFIC MANAGEMENT) AND 11 (SERVICE DELIVERY MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0181

LOCATION: 124 RHOSNESNI LANE, WREXHAM, LL12 7NB

I refer to your consultation / email dated 12/05/2025 in respect of the above.

Condition 10

Construction Traffic Management Plan (CTMP)

The WCBC Traffic Section have advised that the submitted CTMP is acceptable.

Condition 11

Service Delivery Management Plan (SDMP)

The LHA's previous response to planning application ref: P/2022/0181 Res(3) included the following:-

The submitted layout plan (Drg. No. 139/006 Rev F) indicates the swept path movements of a 3.5T panel van (5.3m long) and a 7.5T panel van (7.2m long). This detail was previously requested to determine what size of delivery vehicle could be permitted at the site and controlled by a Service Delivery Management Plan (SDMP). When considering a suitable size of delivery vehicle, consideration needs to be given to the dimensions of the existing / proposed access. The proposed access is approximately 7m wide reducing to 5.8m wide at around 8m behind the back of footway. The access is non-standard ie/ no kerb radii and there is only 8m between the back of footway and the footway fronting the fitness studio.

Based on the submitted swept paths of the two different vehicles, it would appear that there would be conflict / issues at the access when the 7.5T vehicles access the site simultaneously. The LHA would therefore recommend that if the application is supported, then a suitable Service Delivery Management Plan (SDMP) is requested which limits any deliveries / vehicles to 5.3m in length.

The submitted SDMP refers to all existing units and 7 no. proposed units being limited to the use of small vans or light goods vehicles of less than 7.5T. This is referred to on pages 3 & 5. **The LHA recommend that the applicant provides a revised SDMP stating that delivery vehicles visiting the site will be restricted to a maximum of 5.3m in length.**

KW Edwards

Contracts and Engineering Manager

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.