MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2025/0286 Reconsult 2	**Your Ref:**	P/2025/0286
Date:	02/07/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: TYNNU AMOD 10 AC AMRYWIAD 2, 3, 4 A 5 CANIATÂD CYNLLUNIO P/2024/0247 I DIWYGIO CYNLLUNIAU CYMERADWY A CYNLLUN Y SAFLE / REMOVAL OF CONDITION 10 AND VARIATION OF CONDITIONS 2, 3, 4 AND 5 OF PLANNING PERMISSION P/2024/0247 TO AMEND APPROVED PLANS AND SITE LAYOUT

LOCATION: NORISH LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

I refer to your consultation / email dated 31/03/2025 in respect of the above.

The LHA's response is focused on condition 10, as below:

> 10. Prior to first use of the development hereby permitted, a dedicated 'drop off/ collection' point shall be made available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such detail as may be approved shall be fully implemented and thereafter retained.

The updated plan includes for a drop off / collection point. The LHA assume the drop off spaces will be supplemented with directional signage for visitors from the entrance gate.

The LHA do have concerns over the location of a key pad callpoint located on the exit lane within the public highway.

The call point is a privately owned electrical item in the public highway and requires permission of the Local Highway Authority. Whilst the presence of private apparatus in the Highway is a Highway Act matter, the location of the call point encourages visitors to swing over into the oncoming traffic lane, which creates a risk of collision, albeit slow speed. The LHA request this point be relocated to outside the public highway.

Subject to the above, we have no further concerns in regards to discharging this condition.



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.