Ellie Jones

From: planning_admin
To: Sharon Holman
Subject: RE: P/2024/1560 and response to comments from Highways Officer

From: Robert Ayres <robert.ayres@herofutureenergies.com>
Sent: 14 July 2025 01:16 PM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: P/2024/1560 and response to comments from Highways Officer

Hi Sharon
I am pleased to submit our detailed response to the comments presented by the Highways Officer received on the 10th June 2025. I respond against each item, referred to in the above memorandum. We are hoping to commence works on the 1st September 2025 and would welcome your assistance in gaining early decision on these last planning condition matters to enable their discharge.

Condition 16 (Access)

1. Access location and Construction details (Construction Phase) Drg 315341 RC006 Rev 1
   Comments noted and shown as acceptable – hence no further action to discharge the planning condition. No further action is required by CBPUK1 to discharge this condition comment. Separately the applicant will submit a Section 184 consent application.
2. Access location and Construction details (Post construction) Drg 315341 RC002 Rev 4
   Comments noted and shown as acceptable – hence no further action to discharge the planning condition. No further action required by CBPUK 1 to discharge this condition comment. Separately the applicant will submit a Section 184 consent application.
3. Visibility splay Drg 315341 RC005
   The visibility splays shown are acceptable. We note the recommendation of the LHA that they are maintained (comments) for both the construction and operational phase. This is confirmed by amendment in the CTMP, and hence there is no additional further action to discharge this condition comment by CBPUK 1.
   As the above response, separately the applicant will submit a Section 184 consent application for both the construction phase and the operational phase and this is added as a requirement in the amended CTMP (attached). The requirement will also be added into the Health and Safety File which is handed over at the completion of the project to the Asset Owner for compliance under their compliance with the CDM Regulations.
   No further action required on this condition comment.
4. Swept Paths
   The swept path analysis that we have submitted indicates the largest vehicles that will visit the site during the construction phase. These submissions are noted as acceptable by the highways engineer. No further action is required to discharge this condition comment.
   Drg 315341 RC007
   We note the comments by the LHA that the submitted swept path analysis is acceptable.
   Further comment by the LHA is noted, requesting that we seek consent from WCBC to park in the adjoining layby. We respond that we have amended our plans and will not utilize this layby for temporary parking during the construction phase. We have an agreement with an adjoining landowner to temporarily use available land within their site for any short-term parking and any ‘stacking’ of deliveries will be arranged remote of Wrexham Industrial Estate. No deliveries will park on the public roads within Wrexham Industrial Estate.
   No further action required, to discharge this condition comment.
5. Drg 315341 RC008

Comment by the LHA is noted, requesting that we seek consent from WCBC to park in the adjoining layby. Please see response above item 4.
No further action required, to discharge this condition comment

6. Drg 315341 RC009
   Comment by the LHA is noted, the submission is acceptable with the additional comment that exit from the site in either direction is acceptable.
   No further action required, to discharge this condition comment
7. Parking of Contractor vehicles drg 315341 RC008
   Comment from the LHA is noted and the drawing has been amended to provide parking onsite for 6 cars each in a space designated as 2/4 m by 4.5 m, as LGPN 16. No
8. Condition 17 – CTMP
   The LHA indicate that they require a layout drawing/plan of the proposed parking and turning arrangements proposed for contractor vehicles. We refer to the swept path analysis of the large delivery vehicles that indicates that there is sufficient room for these smaller cars and vans of the contractor's vehicles to negotiate the parking and turning within the site. We are sure that this is acceptable upon your inspection. However, we show the same for your assessment.
   We also provide the requested scaled detailed plan and temporary signage details as required by the comments from the LHA, and show the same in the amended CTMP. Based upon these submission we consider no further action required, to discharge this condition comment

With these latest additional drawings and information we consider that all matters raised by the Highways Team have been concluded and we look forward to your early confirmation that the conditions have bene discharged. Should you have any query please do not hesitate to call me. Thanks for all of your support throughout this application.

Warm Regards,
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