

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 2 June 2025

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Item 4a. Application no. P/2022/0820 – Maelor Poultry, Pickhill Lane, Cross Lanes, Wrexham, LL13 0UE - Pages 7-28

SPEAKER FOR GUY EVANS, CASSIDY AND ASHTON

ADDENDUM

Pages

7-28

Code Number

P/2022/0820

Observations

Correction to the first paragraph under the heading 'Operation Traffic' on page 16.

The TA explains that there are 588 HGV movements over a 6 day period, equating to an average of 98 per day. During the day time, there can be up to 14 HGV movements per hour and up to 3 during the night time. This would increase to 1206 HGV movements per 6 day week, equating to an average of 201 per day. The TA suggests that there would typically be 29 HGV movements per hour during the daytime and up to 6 during the night time.

Recommendation

Unchanged

Pages

29-40

Code Number

P/2025/0085

Consultations

The Highway Officer has raised no objections subject to a number of conditions, outlined below. :

- Development to be laid out in strict accordance with the layout plan;
- Access surface to be hard bound for a minimum distance of 5m behind the adjoining highway.
- No gates or other means of enclosure to be erected within 5m of the highway boundary.

Observations

Site layout: The requirement for the development to be laid out in accordance with the approved plans is covered within condition 2.

Access: This is covered by condition 3.

Gates: Gates have already been erected across the site access, however these are 6m from the highway boundary. Moreover, this is an established site access rather than a new access. The proposed development will not materially increase usage of the access compared to the original dwelling and therefore poses no greater risk to highway safety. This condition is therefore considered to be unnecessary.

Recommendation

Unchanged