

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0640	Your Ref:	P/2023/0640
Date:	27/10/2023		

TOWN AND COUNTRY PLANNING ACT 1990

NEWID DEFNYDD O ARDAL AMAETHYDDOL I ARDAL ECOLEGOL A CHREU PYLLAU A LLEINIAU / CHANGE OF USE OF FROM AGRICULTURE TO ECOLOGICAL AREA AND CREATION OF PONDS AND PITCHES

LAND OFF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM Grid Ref: E 339279.74 N 350114.71

I refer to your consultation / email dated 23/10/2023 in respect of the above.

I understand that the proposed development is required in order to accommodate the proposed development at Kingmoor Park (ref: P/2023/0280) for the erection of up to 3 warehouse & distribution units (Class B8 Use) comprising up to 93,019m² gfa.

I assume that any construction traffic and operational movements associated with the development site will be via the existing access onto Bryn Lane to the west. I assume that any assessment of such vehicle movements along with any required Construction Traffic Management Plan (CTMP) will also cover / include this development.

Public Footpath No.18 - Isycoed passes along the southern boundary of the development site and should not be interfered with. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

In principle, I have no objections to the proposed development.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.18 - Isycoed passes along the southern boundary of the development site and should not be interfered with. I would strongly recommend that the applicant liaise with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

A handwritten signature in blue ink, appearing to read 'K. Egan', is positioned above the title.

Chief Officer, Environment & Technical