

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/PP/P/2023/0720	Your Ref:	P/2023/0720
Date:	01/12/2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU PWLL BYWYD GWYLLT A THIRLUNIO CYSYLLTIEDIG / CONSTRUCTION OF WILDLIFE POND AND ASSOCIATED LANDSCAPING

LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM Grid Ref: E 338397.21 N 351029.05

I refer to your consultation / email dated 13/11/2023 in respect of the above.

I understand that the proposed development is required in order to accommodate the proposed development at the KSS3 Site (ref: P/2023/0497) for Class B1, B2 & B8 Use with ancillary office space, retail, petrol filling station, drive-thru and hotel uses.

The submitted application does not appear to include details of the following:-

- Means of access to construct pond and any operational access once completed.
- Construction Traffic Management Plan (CTMP) including provision for contractor parking.

Details of the proposed means of access to the site in order to construct along with any future operational / maintenance access will need to be provided.

The submission of a CTMP could be a pre-commencement condition.

The above detail will need to be provided for further consideration.

Public Footpath No.26 - Holt passes to the east 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.

A handwritten signature in blue ink, appearing to read "K. S. S. S.", is positioned below the text.

Chief Officer, Environment & Technical