

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Jenni Perkins
Our Ref:	ET/DC/DB/P/2023/0453	Your Ref:	P/2023/0453
Date:	13 th November 2023		

TOWN AND COUNTRY PLANNING ACT 1990

ADEILADU TO DROS SYSTEM TRIN DEFAID SYDD EISOES YN BODOLI / CONSTRUCTION OF ROOF OVER EXISTING SHEEP HANDLING SYSTEM

PLAS YN FRON FARM PLAS YN FRON FARM ROAD BRONWYLFA

Grid Ref: E 327382.7 N 348595.98

I refer to your consultation / email dated 02/08/2023 in respect of the above.

We have no objections to the principles of installing the roof subject to:

1. Access for materials and labour being via the private road to the north, passing through the farm, and not the access to the south. We are concerned that the private stretch of driveway, private bridge over the Pentrebychan Brook, and stretch of road with no verge before the brook bank slope is not adequate for construction traffic.
2. The applicant ensuring that no mud or dust is allowed to reach the highway carried on vehicles or trailers from the work. (The length of private drive appears long enough to allow mud on wheels to fall off.

Should there be no alternative to using the road to the south, the applicant should employ a suitably qualified engineer to provide a condition survey and calculations to assess the capacities of the bridge and river bank heading south up to the side of the road. A maximum weight limit should then be applied and approval sought from Rob.Davies@wrexham.gov.uk prior to it's use.

There are no issues with parking as there appears plenty of room on site, ideally on hardstanding.

We ask that deliveries of materials are managed to ensure HGV's too large for the access roads are not used to deliver materials or plant to and from site along the narrow approach roads. This should be confirmed with all material and subcontractor orders.

Conclusion: - Restricting construction access over the bridge without further checks on loading on the bridge is the easiest way forward.

Could the above requirements be managed via provision of a simple Construction Traffic Management Plan in the conditions.

Subject to the above, we have no objections to this application subject to the access restrictions above.

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 black ink, appearing to read "R. H. W. E.", is positioned above the title. The signature is written in a cursive, flowing style.

Chief Officer, Environment & Technical