

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2022/0546	Your Ref:	SJG/P/2022/0546
Date:	23 rd June 2022		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 341 507 Ty Nos, Holt Road, Wrexham.

Development: Discharge of conditions 3 (Materials), 4 (Construction Management Plan), 5 (Access), 11 (Boundary Treatments), 12 (Arboricultural Method Statement), 13 (Landscaping), 15 (Biodiversity) and 16 (Knotweed Scheme) of Planning Permission P/2021/0263:-

I refer to the consultation / email dated 16/06/2022 in respect of the above.

Condition 4 Construction Traffic Management Plan

Comments from Traffic section:-

This is an extremely traffic sensitive location with limited parking, so we will need details of exactly how many contractors will be working on site at any one time and what parking provision (number of available spaces) will be provided during the construction phase.

We also require a sign schedule (warning construction traffic) either side of the entrance (Welsh over English).

Condition 5 Access

The original condition refers to layout plan no. 003H. The latest plans submitted with the current application appear to reflect the previously agreed layout. The internal access road and parking areas will remain private and will need to be maintained in perpetuity by a private management company.

However, I assume that the "Access Details" will be dealt with when a further application is submitted in respect of condition no. 9 (Planning Ref: P/2021/0263).

Supplementary Notes

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

A handwritten signature in black ink, consisting of a stylized 'R' followed by a horizontal line and a small loop.

Chief Officer, Environment & Technical