

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/1195	Your Ref:	P/2021/1195
Date:	10 th March 2022		

Land west of Crispin Lane, Wrexham LL11 2HT
Removal of condition 09 (highways) and variation of conditions 02 and 03 of planning permission P/2018/0672 to extend time limit for to submission of reserved matters and commencement of development

Further to your email / consultation dated 21/12/2021 in respect of the above, I comment as follows:-

The conditions to be removed or varied are:

Condition 09 (removal): *Prior to the occupation of any part of the development hereby approved, carriageway alignment improvements shall be implemented at the junction of Crispin Lane and Mold Road in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.*

Condition 02 (time extension): *Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.*

Condition 03 (time extension): *The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.*

It is agreed that if the Wrexham Gateway Masterplan is implemented, there will be no need for the junction improvement referred to in Condition 09. In the event that the Gateway proposals do not come forward, improvement works at the Crispin Lane/Mold Road junction will still be required. In this case the planning statement states that there is an agreement with WCBC that a commuted sum will be provided by the University in support of the required highway improvements detailed as part of condition 9. I support this approach and agree that it will allow Condition 9 to be removed as funds would be secured, if the highway works become necessary. The use of the Section 106 agreement would allow the un-utilised monies to be returned to the developer after a period of time (usually 5 years).

The fulfillment of conditions 02 and 03 have been delayed because of the uncertainty over the need to carry out work at the Crispin Lane/Mold Road junction, hence the request for an extension. There

is no highways objection to extending Condition 02 from three to five years and Condition 03 from five to seven years.

Conclusion

It is agreed that if an S106 agreement with the Glyndwr University is used to secure sufficient funds towards upgrading the Crispin Lane/Mold Road junction in the event that the Wrexham Gateway scheme is not forthcoming, then Condition 9 may be removed.

There is no highways objection to varying condition 02 from three to five years and condition 03 from five to seven years.

A handwritten signature in black ink, appearing to be 'R. Owen', written on a light background.

Chief Officer, Environment & Technical