

Ein Cyf/Our Ref

04 November 2021

BY EMAIL

Mr Matthew Phillips  
Interim Head of Service Development Control  
Wrexham Country Borough Council  
Guildhall, Wrexham LL11 1AY

Dear Matthew

**Removal of Condition 11 P/2018/0671**

I am writing with reference to the above stated condition and the two application that seek removal of this condition under P/2020/0335 and P/2021/0968.

The University wishes to proceed with the removal of condition 11 under the application **P/2021/0968**. Edward Homes has confirmed that they will withdraw the other application accordingly.

The University encloses and attaches to the email a Plan in support of this removal. The plan includes an access controlled measure which will prevent potential traffic from the Edward Homes scheme to access Crispin Lane via the University internal roads. The positioning of the barrier at the end of Plot 81 rather than after the box junction takes on board the previous raised highway concerns that a controlled barrier may cause traffic queuing at the Plas Coch roundabout. By having the proposed barrier in this position should provide reassurance that there is minimal risk of queuing from any accidental turning from visitors or residents of the new development site. Furthermore, any risk of barrier failure at this position is very low and should this occur, the positioning is as such it would be highly unlikely that there would be queuing at such a distance away from the Plas Coch entrance which is approx. 140 metres away

You should further note on the plan that there is signage at the access road for the new development of no left turn and the University is willing to provide further signage at the Plas Coch roundabout confirming no thorough route to Crispin Lane if this would be deemed necessary.

The University has two other means of access for its legitimate users of the site and this access route is not as frequently used as the other accesses. There is an extra benefit in that other illegitimate users who cross the site from Plas Coch roundabout and exit via Crispin Lane would also be stopped resulting in even less pressure on the exit lane of the Crispin Lane junction.

Yours sincerely

**Joy Morton**  
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*Rydym yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg. Rhwch wybod inni os hoffech chi dderbyn gohebiaeth yn y Gymraeg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.*

*We welcome correspondence in Welsh or English. Please let us know if you wish to receive correspondence in Welsh. Corresponding in Welsh will not lead to a delay.*