

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0200	Your Ref:	P/2021/0200
Date:	31 st August 2021		

Land off Tan y Bont, Main Road, Old Rhosrobin, Wrexham
Discharge of condition 6 (noise report), 8 (drainage), 9 (flood assessment), 10 (construction management plan), 11 (arboricultural method statement), 13 (landscape plan), 14 (landscape management plan), 15 (archeology report), 16 (transport statement) of planning reference P/2016/0189

Further to your email / consultation dated 20/08/2021 in respect of the above, I comment as follows on Condition 10 and 16 which relate to Highway matters:-

Condition 10

A revised Construction Method Statement has been submitted. It now states in the site rules that deliveries are to avoid the prevailing peak hours. Drawing RHRO-CMP-01 has been provided. It is clear that sufficient parking is available on site.

Condition 16

Condition 16 states that *"No development shall take place until a scheme detailing the provision of a traffic controlled junction at the Llay New Road junction with Plas Acton Road has been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the occupation of the first dwelling hereby approved."*

Vehicle tracking has been undertaken using a 16.48m articulated HGV, showing that it can negotiate the junction, although the turns require use of the opposing carriageway. Tracking using an 11.2m refuse vehicle shows that most maneuvers require use of the opposing carriageway.

Traffic signal layout and phasing has been provided
Traffic Signals Installation specification has been provided
MOVA outputs have been provided

Conclusions

Condition 10 may be fully discharged.

Condition 16 is being progressed through appropriate technical checks that are ongoing. Therefore, it is not appropriate to discharge at the current time. The supplementary information detailed above (Traffic Signal Layout, Specification and MOVA outputs) have been forwarded for separate review.

Chief Officer, Environment & Technical