

Cerys Jones

From: Mared Rees-Jones
Sent: 19 August 2021 08:54
To: planning_admin
Subject: FW: P/2020/0649 - Former Brymbo Steelworks

Please add correspondence to file

From: Margaret Henderson <Margaret.Henderson@mottmac.com>
Sent: 12 August 2021 18:43
To: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Cc: Claudia Currie <Claudia.Currie@mottmac.com>
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Hi Mared

I agree with the two conditions you've listed. I'd also ask for Road Safety Audits for the new access points and any alterations to Phoenix Drive. Text we have used before for this is:

- No part of the development shall commence until a Stage 1 and 2 Independent Safety Audit has been submitted for the proposed scheme and approved in writing by the Local Planning Authority. It will be the responsibility of the applicant to address any safety concerns and implement the required mitigation prior to construction.
- A Stage 3 Independent Safety Audit shall be submitted for approval post construction. It will be the responsibility of the applicant to address any safety concerns, and implement the required mitigation, that may arise from the Stage 3 RSA.

Thanks,
Margaret

Margaret Henderson

Transport Planner

margaret.henderson@mottmac.com

From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 12 August 2021 15:17
To: Claudia Currie <Claudia.Currie@mottmac.com>; Margaret Henderson <Margaret.Henderson@mottmac.com>
Subject: P/2020/0649 - Former Brymbo Steelworks

Hi Margaret / Claudia

I'm in the process of finalising the committee report for the above application. In MM's most recent consultation response, no conditions were listed in the response.

In the response dated 19th November 2020, a list of four conditions were included.

I've gone through the list included on the 19th November response and the relevant ones as I see it are:-

- Implementation of the proposed signalisation of the A525 / Heritage Way junction required

- Further design details of the proposed access points and any design alterations to Phoenix Drive at reserved matters stage

The construction phase plan is no longer required given the impact of 300 no. units have been established as acceptable on Junction 4. The S.278 agreement is a separate process to planning.

Can you please confirm if you agree to the conditions I've listed above to be attached to the permission please and / or if there are any further conditions you wish to see attached?

Thanks

Mared

Mared Rees-Jones
Area Planning Officer /Swyddog Cynllunio



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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh which will not lead to any delay.

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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