



LAND OFF BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE

Pre Application Consultation Report

for and on behalf of

Andrews Investment Limited.

APRIL 2018

CONSULTATION RESPONSES





**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-58663-G9N6
Eich cyf/Your ref: Pre-App Stat

Cyfoeth Naturiol Cymru
Natural Resources Wales
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C4 Consulting

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Date: 3rd April 2018

Dear Sir/Madam,

**NEW DEVELOPMENT PROPOSAL TO BUILD A SINGLE INDUSTRIAL UNIT, SUITABLE FOR B1, B2 OR B8 CLASS USE, WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE
VACANT SITE, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM LL13 9UG (PRE-APP STAT)**

Thank you for the additional ecological report (Reference: Pickering, E. (2018) Ecological Assessment. TEP unpublished) with regard to the above received at our office 19th March 2018.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time there may be new information available which we will need to take into account in making a formal response.

We have significant concerns with the proposed development as submitted. We would recommend that the local planning authority should only grant planning permission if the scheme can meet the following requirement and the conditions listed below are attached. Otherwise, we would object to this planning application.

Requirement: The submission of a revised Ecological Report as specified below to address deficiencies in the submitted Ecological report

Condition 1: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA

Condition 2: Submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA

Protected Sites

Great Crested Newts

The site has been subject to assessment in respect of the great crested newt.

The report however fails to identify

- (1) The presence of a nationally important population of the species within and in the environs of the Wrexham Industrial Estate; and
- (2) The presence of a dedicated compensation area for the species located adjacent to the northern boundary of the proposed development site

In our view, construction and operation of the overall proposal has the potential to cause disturbance to great crested newts. Great crested newts (GCN) and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 and they are classed as a material consideration for planning under the provisions of Technical Advice Note 5: Nature Conservation and Planning (TAN5).

The Regulations allow the local planning authority to approve a scheme that would be likely to result in disturbance or harm to GCN, but only if it can satisfy an appropriate Habitats Directive derogation purpose and two tests. In the case of development, the applicable derogation purpose is:

"Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment."

Furthermore, the licence can only be issued by NRW on condition that there is:

"no satisfactory alternative", and that

"the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range

Paragraph 6.3.7 of TAN5 states that the local Authority should not grant planning permission without having satisfied itself that the proposed scheme either would not impact adversely on any GCN's on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We understand that previous developments have been subject to European protected species derogation licences. We understand that conservation measures identified within the provisions of approved schemes have not been implemented.

Given the confirmed presence of the species on land contiguous with the northern boundary of the proposal, we advise that works are carried out under derogation licence issued by NRW under Regulation 55 of the Conservation of Habitats and Species Regulations 2017.

In our view, we consider that construction and operational phases of the proposal have the potential to adversely affect the great crested newt. We therefore consider that further information is required for the purposes of demonstrating the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of this species.

Requirement: The submission of a revised Ecological Report as specified below to address deficiencies in the submitted Ecological report

We therefore advise the ecological submission is amended to incorporate, but not necessarily limited, to the following further information

(1)The submission and implementation of a dedicated long compensatory scheme. Material attributes of this scheme will in this case include future tenure. We advise the location of the suggested GCN compensation area is informed by the location of adjoining amphibian compensation area(s) and considers overall ecological connectivity within this part of the industrial estate

(2) A management plan that includes provisions concerning long term management. This submission to include consideration of resources required to implement surveillance, management and wardening;

(3) Details of measures designed to prevent the accidental capture/killing of newts post construction. This is essentially the design and construction of an amphibian friendly surface water management system.

We further advise that additional details are supplied in respect of:

- (a) Any changes to the future tenure of the suggested amphibian compensation area; and
- (b) Details of long term surveillance of the amphibian population. We advise the long term surveillance methodology to be used accords with the online Wales GCN monitoring scheme

To conclude, we consequently consider that the proposal currently fails to satisfactorily demonstrate that it will not be detrimental to the maintenance of the favourable conservation status of the local population of great crested newts. We consider this outstanding issue will be material to the local planning authorities planning decision making process.

If subsequently approved we would advise the LPA to impose a condition that prevents the commencement of development works until the local planning authority has been provided with a licence that has been issued to the applicant by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorizing the specified activity/development to ahead, or Natural Resources Wales has informed you that such a licence is not required.

This advice applies to the proposal in its present form. If the plans are changed in ways that may affect GCN on this site, you would need a further revised ecology report that takes account of such changes.

Biosecurity

We consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases.

Condition 1: The submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA

We are aware of invasive species such as Himalayan Balsam and Japanese knotweed being recorded in the environs of the application site (on the banks of the River Clwydog). We therefore advise that any consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include:

- (i) appropriate measures to control any INNS on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Ecological Compliance Audit

Condition 2: Submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA

We advise that any future consent includes the imposition of a condition that requires the submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA.

The purpose of the Ecological Compliance Audit is to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provisions of reserved matters conditions. The Audit shall identify Key Performance Indicators (KPI's) that are to be used for the purposes of assessing and evidence compliance.

Landfill

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material (Pont y Capel Lane). We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

Pollution Prevention

During the construction phase the developer should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please visit

<http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environmentagency.gov.uk/business/topics/pollution/39083.aspx> where you can find "Working at construction and Demolition Sites, Pollution Prevention Guidance 6".

If waste material is to be used for construction purposes, the activity must be registered with Natural Resources Wales. For further information please visit the website <https://www.gov.uk/government/collections/waste-exemptions-using-waste> Any movement of waste material must be accompanied by a waste transfer notes to comply with the Waste duty of Care regulations.

Foul Drainage

No Information on foul drainage has been supplied we strongly recommend consultation with the utility provider to confirm that the sewerage and sewage disposal system serving the development has sufficient capacity to accommodate the additional flows generated as a result of the development

This is to ensure that the development does not cause pollution of the water environment or potential deterioration in the Water Framework Directive classification. Where proposed development is located within publicly sewered areas, connection should be made to the public sewer. The installation of private sewage treatment facilities within public sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 12.4.2 of Planning Policy Wales states 'Development proposals in sewered areas must connect to the main sewer, and it will be necessary for developers to demonstrate to local planning authorities that their proposal site can connect to the nearest main sewer.'

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Flood Risk Management

The proposal site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within this zone which is considered to be at little or no risk of fluvial or tidal/coastal flooding.

Wrexham County Borough Council drainage department in their capacity as lead local flood authority may be able to advise on any local problems in relation to surface water disposal and any associated flood risk.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not *rule out the potential for the proposed development to affect other interests, including environmental interests of local importance*. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours' faithfully,



Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Epost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc:



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-57103-F7J4
Eich cyf/Your ref: Pre-App Stat

Cyfoeth Naturiol Cymru
Natural Resources Wales
Maes y Ffynnon
Penrhosgarnedd
Bangor
Gwynedd
LL57 2DW

C4 Consulting
Tauhid Ahmed

Date: 15th March 2018

Ebost/Email: Northplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: (0300) 065 3787

Dear Sir/Madam,

NEW DEVELOPMENT PROPOSAL TO BUILD A SINGLE INDUSTRIAL UNIT, SUITABLE FOR B1, B2 OR B8 CLASS USE, WITH ASSOCIATED PARKING, LANDSCAPING AND INFRASTRUCTURE VACANT SITE, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM LL13 9UG

Thank you for referring the above Pre-application received at our office 28th February 2018.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time there may be new information available which we will need to take into account in making a formal response

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local authority that they should only grant planning permission if the scheme can meet the following requirement. We are likely to object if the scheme does not meet this requirement.

Requirement: European Protected Species (EPS): Submission of sufficient evidence to demonstrate that the proposed development satisfies derogation provisions under the Habitats Directive and the Conservation of Habitats and Species Regulations.

Protected Species

1. No ecological information has been provided to inform the planning decision making process.
2. It is advised that relevant provisions of the WCBC Supplementary Planning Guidance is considered within the scope of the over-arching design of the project
3. The application site is located adjacent to a great crested newt mitigation site
4. The Wrexham Industrial estate and its environs is considered to support a nationally important population of great crested newts. The design of the scheme has failed to consider the presence of the species.
5. Great Crested Newts (GCN) and their breeding sites and resting places are protected under the Conservation of Habitats and Species Regulations 2017. Any development that would contravene the protection afforded to GCN under the Regulations would require a derogation licence from Natural Resources Wales. A licence may only be authorised if:

- i. There is no satisfactory alternative and
- ii. The action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. In addition,
- iii. the development works to be authorised must be for the purposes of preserving public health or safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning (TAN5) states that the Local Planning Authority should not grant planning permission without having satisfied itself that the proposed development either would not cause adverse impacts on the GCN or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

We consider that there is inadequate information to demonstrate the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of this species. In these circumstances we therefore advise the scheme is substantively amended to accommodate the provision of an appropriate GCN compensatory area together with associated short and long term GCN mitigation measures.

Therefore, our position would be to object to the development as currently proposed, and recommend that the proposed development must satisfy all 3 licencing requirements listed under the Conservation of Habitats and Species Regulations 2017.

Requirement: European Protected Species (EPS): Submission of sufficient evidence to demonstrate that the proposed development satisfies derogation provisions under the Habitats Directive and the Conservation of Habitats and Species Regulations.

Landfill

According to our records the proposed development site is located near to land that is, or has been, used for the deposition of waste material (Pont y Capel Lane). We would therefore advise you to consult with the local authority's Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work. The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. It should also be noted that Waste Management Paper 27 states "It has been found that many sites which have taken only supposedly 'inert' waste have produced gas".

Pollution Prevention

During the construction phase the developer should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please visit <http://webarchive.nationalarchives.gov.uk/20140328084622/http://www.environmentagency.gov.uk/business/topics/pollution/39083.aspx> where you can find "Working at construction and Demolition Sites, Pollution Prevention Guidance 6".

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Any movement of waste material must be accompanied by a waste transfer notes to comply with the Waste duty of Care regulations.

Foul Drainage

No Information on foul drainage has been supplied we strongly recommend consultation with the utility provider to confirm that the sewerage and sewage disposal system serving the development has sufficient capacity to accommodate the additional flows generated as a result of the development.

This is to ensure that the development does not cause pollution of the water environment or potential deterioration in the Water Framework Directive classification. Where proposed development is located within publicly sewered areas, connection should be made to the public sewer. The installation of private sewage treatment facilities within public sewered areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems. Section 12.4.2 of Planning Policy Wales states 'Development proposals in sewered areas must connect to the main sewer, and it will be necessary for developers to demonstrate to local planning authorities that their proposal site can connect to the nearest main sewer...'

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Flood Risk Management

The proposal site lies entirely within Zone A as defined by the Development Advice Map (DAM) referred to under Technical Advice Note 15: Development and Flood Risk (TAN15) (July 2004). Our Flood Map, which is updated on a quarterly basis, confirms the site to be within this zone which is considered to be at little or no risk of fluvial or tidal/coastal flooding.

Wrexham County Borough Council drainage department in their capacity as lead local flood authority may be able to advise on any local problems in relation to surface water disposal and any associated flood risk.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website: (<https://naturalresources.wales/planning-and-development/planning-and-development/?lang=en>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Yn gywir / Yours' faithfully,



Ruth Prichard

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Ebost/Email: Ruth.Prichard@cyfoethnaturiolcymru.gov.uk

Deialu uniongyrchol/Direct dial: (0300) 065 3787 Siaradwr Cymraeg / Welsh Speaker 

cc:

Tauhid Ahmed

From: John.RhysJones@gov.wales
Sent: 07 March 2018 11:06
To: Tauhid Ahmed
Subject: RE: Pre-Application Consultation Notice_ Vacant Land, Bridge Road North

Annwyl Tauhid.

The Welsh Government, as the Highway Authority for the Trunk Road Network in Wales, do not wish to comment on the proposed development.

Kind regards

Rhys.

John Rhys Jones *BEng (Hons) CEng MICE, MCIHT*
Transport - Trafnidiaeth
Department for Economy and Infrastructure - Adran yr Economi a'r Seilwaith
Welsh Government - Llywodraeth Cymru
Tel - Ffon: 03000258993
e-bost <mailto:NorthandMidWalesDevelopmentControlMailbox@wales.gsi.gov.uk>

Please note that any details agreed prior to planning permission being granted are only in principle, and will not be accepted as evidence of consent

A stylized logo for the word 'CYMRAEG' in a bold, blocky font.

From: Tauhid Ahmed [<mailto:tauhid.ahmed@c4consulting.co.uk>]
Sent: 28 February 2018 13:15
To: North and Mid Wales Development Control Mailbox
Subject: Pre-Application Consultation Notice_ Vacant Land, Bridge Road North

To Whom it may Concern

PROPOSED DEVELOPMENT

Address: Vacant Site, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG
Proposal: New development proposal to build a Single Industrial Unit, suitable for B1, B2 or B8 class use, with associated parking, landscaping and infrastructure

Please find attached notice for consultation before applying for planning permission and relevant drawings and documents for your comments.

C4 Consulting.

Tauhid Ahmed
Project Architect
BA(Hons) BArch Adv Dip Arch ARB RIBA



**The Coal
Authority**

Resolving the impacts of mining

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Tauhid Ahmed – Project Architect
C4 Consulting

[By email: tauhid.ahmed@c4consulting.co.uk]

14 March 2018

Dear Tauhid

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

New development proposal to build a Single Industrial Unit, suitable for B1, B2 or B8 class use, with associated parking, landscaping and infrastructure at Vacant Site, Bridge Road North, Wrexham Industrial Estate, Wrexham LL13 9UG

Thank you for your consultation letter of 28 February 2018 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against the information held by the Coal Authority and can confirm that the proposed development site is located outside of the defined coalfield.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

**Deb Roberts M.Sc.
Planning Liaison Officer**

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Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

EP/PP/DC/Pre/2018/012
1st March 2018
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Tauhid Ahmed

Dear Sir

**Vacant Site @ Bridge Rd North, Wrexham Industrial Estate, Wrexham.
Proposed Single Industrial Unit (B1, B2 & B8 Class Use).**

I refer to your email / enquiry dated 28/02/2018 including layout plan (Drg. No. C4C-B1-Z1-A1-01-P2-00-001 Rev A) in respect of the above.

Access

The development site is located on Bridge Road North which is an unclassified road subject to a 40mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 120m in both directions measured to the nearside edge of the adjoining highway in accordance with TAN 18.

The submitted layout plan does not indicate how it is proposed to provide the required visibility splays. **Could you please provide a revised layout plan indicating how you propose to provide the required splays over land under the applicant's control.** Please include detail of existing lighting columns, feeder pillars and existing bus shelter. Visibility may well be impeded by the existing bus shelter in the south westerly direction and may need to be setback behind the back of footway and provided with appropriate hardstanding.

Any proposed development of this nature will be required to provide a minimum 7.3m wide access with 15m kerb radii. The access will require hard bound surfacing for a minimum distance of 20m behind the adjoining highway. No gates will be permitted within 20m of the adjoining highway.

No private surface water shall be permitted to flow onto the adjoining highway. An Aco drain or similar will be required across the access to intercept such run-off.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohoblaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR
MEWN POBL | IN PEOPLE

Appropriate dropped kerbs crossing points (including tactiles) will need to be provided across the narrowest part of the access. These crossing points will represent the limit of adoption.

Should the proposed development be supported, the applicant would be required to enter into a Section 38 / 278 agreement with the Council in order to construct any proposed access.

Footway Provision

There is an existing 2m wide footway fronting the site along Bridge Rd North. The submitted layout does not indicate any suitable footway provision into the proposed site / car park or any suitable tactile crossing points across the internal access. **Could you please ask the applicant to indicate this detail on a revised layout plan.**

Traffic Generation

The submitted Design & Access Statement does not provide any information in respect of anticipated daily vehicle movements for HGVs and cars (staff / visitors). No details of the proposed staff numbers have been provided.

Could you please provide a suitable Transport Statement which includes this information.

Parking and Turning Provision

The submitted Design & Access Statement indicates that the proposed development comprises a warehouse – LPGN 16 B8 Use (4000m² gfa) and offices – LPGN 16 B1 Use (576m² gfa).

The submitted layout plan (Drg. No. C4C-B1-Z1-A1-01-P2-00-001 Rev A) indicates that the proposed development comprises a warehouse – LPGN 16 B8 Use (3641m² gfa) and offices – LPGN 16 B1 Use (788m² gfa).

The above figures vary significantly. Could you please confirm which floor areas relate to which class use (ie/ B1, B2 or B8) for the proposed development so parking provision can be assessed.

Could you please justify any potential shortfall in parking provision in respect of LPGN 16 requirements.

The submitted layout plan indicates the provision of an adequate turning facility for HGVs within the curtilage of the site providing that no HGVs are parked impeding this facility. **Could you please indicate how many HGVs are likely to be on site at any one time.**

Proposed Lighting

Any proposed internal lighting scheme must not provide any disabling glare / distraction to drivers on the adjoining highway. This should be controlled by a suitable planning condition.

Service and Delivery Management Plan

Could you please provide a draft **Service and Delivery Management Plan** including the following information:-

- Details of staff numbers employed, number of visitors per day, number of HGVs visiting site per day, max length of HGV visiting site.
- Statement indicating how HGV movements will be staggered indicating the maximum number of HGVs that will be permitted / present on site at any one time.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles or HGVs) shall occur on the public highway. Details of how deliveries will be managed to avoid the above will need to be included in a SDMP.

The above SDMP could be requested in the form of a planning condition.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that the applicant provides a **Construction Traffic Management Plan** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.

- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

The above CTMP could be requested in the form of a planning condition.

In principle, I have no objections to the proposed development. I **await the requested information.**

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,

Peter Downman

PM Service Manager Environment

Tauhid Ahmed

From: Collins, Ann <Ann.Collins@conren.com>
Sent: 01 March 2018 11:43
To: Tauhid Ahmed
Subject: RE: Pre-Application Consultation Notice_ Vacant Land, Bridge Road North

Dear Sirs

Thank you for your email and information regarding the proposed build opposite the Bridge Business Centre.

We occupy Unit 1 and have concerns regarding the height and proximity of the overall building. Whereas the documents state this building will not take our light, I do feel it will and will dominate the landscape and impact on our outlook significantly.

I will be referring the documents to our Parent Company Property Division at Vinci Plc, for further review and comment, but this is to advise that we may wish to lodge our concerns at the planning stage.

Kind Regards

Ann Collins

Managing Director

CONREN LIMITED

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Ash Road South
Wrexham Industrial Estate
Wrexham
LL13 9UG

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Conren Limited is registered in England and Wales with number 1022699 and has its registered office at Astral House, Imperial Way, Watford, Hertfordshire WD24 4WW

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