

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:	12 th May 2021		

Tan y Bont, Main Road, Old Rhosrobin, Wrexham LL11 4RL
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 (Archaeology report), 16 (Transport statement) of app/hy955/a/17/3182282 planning reference p/2016/0189

Further to your email / consultation dated 09/03/2021 in respect of the above, I comment as follows:-

Condition 10: Construction Management Plan

The Construction Method Statement (CMS) submitted appears to be of high quality and addresses all the aspects specified in the condition. I welcome the arrangements to undertake loading and unloading on site, keep the site access clear, allow space for a vehicle to wait between the site gates and highway if necessary and to separate pedestrian and vehicle routes. An appropriate access route to the site has been identified.

However, as confirmation of suitable provision of on-site parking it refers to a construction site layout drawing RHRO-CMP-01, which was not included in the submission.

There is some contradiction in the timing of delivery vehicles, variously stating that delivery vehicles will avoid peak hours, that peak time deliveries will be restricted 'if required' and that deliveries will be within the site working hours of 08:00-18:00 Monday to Saturday. Vehicle movements to the site, including deliveries, should avoid the prevailing highway peak hours which are generally between 08:00-09:00 and 17:00-18:00.

Condition 16: Transport Statement

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."

The Transport Statement submitted does not contain any detail of a scheme at the Llay New Road/Plas Acton Road junction. However, plans may have been submitted separately as part of any S278 assessment.

Conclusion

For Condition 10 the Construction Method Statement submitted largely addressed the highways concerns relating to the construction period and is partially discharged. However, I request that the construction site layout drawing RHRO-CMP-01 is submitted to confirm adequate on-site parking before this condition is discharged in its entirety.

Vehicle movements to the site should be restricted to avoid the prevailing highway peak hours.

The submission relating to Condition 16 does not address the condition and as such this condition should not be discharged.

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

Chief Officer, Environment & Technical