

P/2019/0933 P/2019/0445 Cinders Poultry Farm Condition 18

From: Phil Palmer

Sent: 15 April 2021 11:48

To: 'Ryan Atherton' <ratherton@edgece.com>

Cc: Dominic Jones <Dominic.Jones@wrexham.gov.uk>

Subject: RE: 200790 - Cinders Farm, Ruabon / Section 278 resubmission

Hi Ryan

As discussed, the proposed signage agreed via the s.38/278 process is acceptable. I would recommend that you discuss any relaxation / amendment with the Planning Department. Development Control will not object to this amendment if we are re-consulted on this by Planning.

Regards, Phil

Phil Palmer

*Peiriannydd (Rheoli Datblygiad)
Gwasanaethau Amgylchedd a Thechnegol*

*Engineer (Development Control)
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From: Ryan Atherton <ratherton@edgece.com>

Sent: 14 April 2021 16:16

To: Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Darren Green <Darren.Green@wrexham.gov.uk>; Stephen Jones <Stephen.Jones@wrexham.gov.uk>

Cc: Damian Apostolidis <dapostolidis@edgece.com>; Paton, Michael <Michael.Paton@carterjonas.co.uk>; michael.kitching@sktransport.co.uk; Sussums-Lewis, Charlene <Charlene.Sussums-Lewis@Carterjonas.co.uk>

Subject: RE: 200790 - Cinders Farm, Ruabon / Section 278 resubmission

Good afternoon Phil, Darren and Stephen

Further to Phil's confirmation in the email below that the S278 drawings are acceptable, for the above named scheme, we have had a request from our client that one point needs clarifying due to its evolution since the planning conditions were issued.

The planning condition in question states:

Prior to the first use of the development hereby approved, junction warning Vehicle Operated Signs (VAS) shall be erected to the east and west of the junction of Cinders Lane and the A539 junction in accordance with detail which has been submitted to and approved in writing by the local planning authority. The signage shall be installed in accordance with the approved scheme and retained for the lifetime of the development

Michael Kitching of SK transport has informed us that back in July 2020 he contacted Darren concerning the signage requirements (see attached email) whereupon Darren confirmed a VAS is not required and a standard sign (as below) would be sufficient.



During the S278 review process the WCBC traffic team noted that this sign is not required and can be removed, see attached PDF and extract below:

- The Slow Lorries Turning **permanent** signs are not required. Please remove from the revised plans. The existing ARAF/SLOW road markings either side of the junction will need to be refreshed.

It is therefore our understanding that the S278 review process and approval can be used as means to discharge the above planning condition relating to VAS signage.

Can you please confirm by return that this is the case and the condition is satisfactorily discharged based on the above?

Please let me know should you wish to discuss or have any questions.

Many thanks

Kind regards

Ryan Atherton
Team Leader – Civil

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