
APPENDIX 8: UNILATERAL UNDERTAKING

This Unilateral Planning Obligation is dated 02/06/16 and is given by:

GARDENBREEZE LIMITED (company number 5015873) whose registered office is at The Marketing Suite Unit D, Baron Way, Kingmoor Business Park, Carlisle CA6 4SJ ('the Owner')

1. BACKGROUND

- 1.1 The Owner is the registered proprietor of the Owner's Land
- 1.2 Wrexham County Borough Council is the local planning authority and the highway authority
- 1.3 The Applicant has by planning application number P/2011/0891 applied to the Council for outline planning permission to develop the Application Site for B8 storage and distribution warehouse development and associated ecological mitigation area including means of access off Bryn Lane and layout
- 1.4 The Council has by a decision notice dated 22 June 2012 refused the Application
- 1.5 The Applicant appealed to the Welsh Assembly Ministers (Welsh Assembly Government) against the Council's decision and the appeal was allowed and the decision is set out on the appeal decision notice reference APP/H6955/A/12/2188910 dated 6 August 2013
- 1.6 This Deed relates to planning application number P/2016/0327 as the renewal of the previous permission and will take effect as a new permission and if permission is granted any Unilateral Planning Obligation provided prior to the date of this Deed shall lapse and be of no further effect

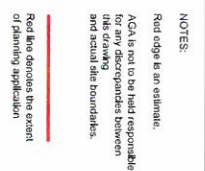
2. INTERPRETATION

- 2.1 In this Unilateral Planning Obligation:

'the Act'	means the Town and Country Planning Act 1990
'approved'	means approved in writing and given for the purpose of this Unilateral Planning Obligation and any such approval shall not be unreasonably withheld or delayed
'the Applicant'	Kingmoor Park Properties Limited and Norbert Dentressangle Logistics Limited
'the Application'	means the planning application numbered P/2016/0327 made by the Applicant to develop the Application Site for B8 storage and distribution warehouse development and associated ecological mitigation area including means of access off Bryn Lane and layout
'the Application Site'	means that part of the Owner's Land as is shown edged red on Plan 1

'the Commencement Date'	means the date on which the Development commences by the carrying out on the Application Site pursuant to a planning permission granted pursuant to the Application of a material operation as defined in Section 56(4) of the Act but for the purposes of this Unilateral Planning Obligation works involving soil investigations, archaeological investigations, demolition, site clearance, site preparation, the diversion and laying of services, the erection of fences and hoardings and the preparation of site access shall not constitute a material operation
'the Council'	means Wrexham County Borough Council
'the Development'	means the development of the Application Site proposed in the Application or permitted by planning permission granted pursuant to the Application or carried out substantially in accordance with such planning permission
'the Ecological Mitigation/ Landscape Areas'	means that part of the Application Site identified on Plan 2 and includes the following features: • New hedgerows • Specimen/individual trees • Existing trees • Existing waterbodies • New waterbodies • Proposed Mounding • Rough grassland • Species rich grassland • Woodland/thicket planting • Amenity Planting • Amenity grassland • Hardstanding
'the Management Framework'	means the document annexed to this Unilateral Planning Obligation as Annex 1 entitled 'Landscape and Ecology Management Framework' prepared by HOW Planning LLP dated June 2013 addressing the management and maintenance of the Ecological Mitigation Area/Landscape Area together with any amendments to the document as approved in writing by the local planning authority at any time
'the Managing Body'	the party or parties which shall undertake: • the management and maintenance of the Ecological Mitigation/Landscape Area; • the implementation and ongoing management of

land ownership plan 1:5000

[illegible]

QUESTION Suppose that a group of individuals is given a choice between two options, A and B. The probability of choosing A is 0.6 and the probability of choosing B is 0.4. If the group is given a choice between A and B, what is the probability that they will choose A?



the interim and proposed Travel Plan

as approved in writing by the Council

'the Managing Body Approval Fee'

the Council's reasonable and proper costs in assessing and approving the details of the Managing Body

'the Owner's Land'

means the freehold land registered under title number CYM171875 at Kingmoor Park Wrexham, Bryn Lane, Wrexham Industrial Estate

'Plan 1'

means the plan attached to this deed with reference 5000

'Plan 2'

means the plan attached to this deed with reference 1253C

'the Transport Contribution'

means the sum of £10,000 to fund enhancements to public transport by the provision of up to two new bus stops in Bryn Lane including shelters and raised kerbs

'the Travel Plan'

means the travel plan shown in draft and attached to this Unilateral Planning Obligation as Annex 2 to be finalised pursuant to the planning permission granted pursuant to the Application

- 2.2 Words importing the masculine include the feminine and vice versa
- 2.3 Words importing the singular include the plural and vice versa
- 2.4 Words importing persons include companies and corporations and vice versa
- 2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually
- 2.6 Any reference to a clause or schedule or plan is to one in or attached to this Unilateral Planning Obligation
- 2.7 In the absence of contrary provision any reference to a statute includes any statutory modification or re-enactment of it and every statutory instrument direction specification made or issued under the statute or deriving validity from it
- 2.8 References to any party to this Unilateral Planning Obligation shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to their respective functions as local highway authority and local planning authority
- 2.9 References to the Application Site include any part of it
- 2.10 If any provision is held to be illegal invalid or unenforceable the legality validity and enforceability of the remainder of this Unilateral Planning Obligation is to be unaffected

3. **ENABLING PROVISIONS**

This Unilateral Planning Obligation is made pursuant to Section 106 of the Act Section 111 of the Local Government Act 1972 and all other enabling powers

4. **COMMENCEMENT AND DETERMINATION**

4.1 This Unilateral Planning Obligation shall come into effect on the grant of planning permission for the Development

4.2 If the planning permission granted pursuant to the Application shall expire before the commencement of a material operation or shall at any time be revoked then this Unilateral Planning Obligation shall be determined and shall have no further effect

4.3 Nothing in this Unilateral Planning Obligation prohibits or limits the right to develop any part of the Owner's Land or the Application Site in accordance with a planning permission, other than one relating to the Development as specified in the Application, granted after the date of this Unilateral Planning Obligation whether or not pursuant to an appeal

5. **COVENANTS WITH THE COUNCIL**

5.1 The Owner covenants with the Council:

- (a) to make the financial contribution set out in Schedule 1
- (b) to comply with the obligations set out in Schedule 2

6. **GENERAL**

6.1 The Owner acknowledges and declares that:

- (a) the obligations contained in this Unilateral Planning Obligation are planning obligations for the purpose of Section 106 of the Act in respect of the Application Site
- (b) this Unilateral Planning Obligation constitutes a deed
- (c) this Unilateral Planning Obligation is enforceable by the Council
- (d) this Unilateral Planning Obligation does not nor is intended to confer a benefit on a third party within the meaning of the Contracts (Rights of Third Parties) Act 1999
- (e) no person shall be liable for any breach of the covenants restrictions or obligations contained in this Unilateral Planning Obligation after that person has parted with its interest in the Application Site or the part of it in respect of which the breach occurs but without prejudice to liability for any breach subsisting prior to parting with such interest
- (f) this Unilateral Planning Obligation may be registered as a local land charge in the Register of Local Land Charges maintained by the Council in respect of the Application Site

- (g) the Owner has the sole proprietary interest in the Application Site and that there are no third party interests which would require any other party to give this Unilateral Planning Obligation

IN WITNESS whereof the Owner has signed this instrument as a Deed the day and year first before written

SCHEDULE 1

Contribution

The Owner covenants with the Council to pay to the Council the Transport Contribution on or before the Commencement Date

SCHEDULE 2

Owner's Obligations

1. Ecological Mitigation/Landscape Areas/Travel Plan

1.1 Prior to the Commencement Date the Owner shall:

1.1.1 create set up or bring into existence such corporate body or bodies as appropriate to fulfil the functions of the Managing Body or Bodies and thereafter to operate or procure the operation of the Managing Body or Bodies as necessary to secure the long term management of the Ecological Mitigation/Landscape Areas

1.1.2 submit to the Council for approval details of the Managing Body or Bodies which is or are to undertake:

1.1.2.1 the management and maintenance of the Ecological Mitigation/Landscape Areas pursuant to the Management Framework

1.1.2.2 the implementation and ongoing management of the interim and proposed Travel Plan

For the avoidance of doubt, these obligations shall not preclude the Owner from submitting details of an alternative Managing Body or Bodies to the Council for approval at any stage subject to the payment of the Council's reasonable costs in considering the same.

1.2 Prior to the Commencement Date the Owner shall pay to the Council the Managing Body Approval Fee.

1.3 The Owner shall co-operate as necessary with all governmental quasi governmental or private agencies charities or trusts with which relationships are required or recommended in the Management Framework and to enter into such relationships with

those bodies either contractual or otherwise as are necessary as part of such co-operation.

- 1.4 The Owner shall lay out such monies necessary to procure the implementation by the Managing Body or Bodies of the Management Framework and the Travel Plan and shall ensure that the provisions of the Management Framework and the Travel Plan are observed and performed by the Managing Body or Bodies.
- 1.5 The Ecological Mitigation/Landscape Areas shall be managed in accordance with the Management Framework for a period of 25 years from the Commencement Date.
- 1.6 Following the expiry of the period referred to in paragraph 1.5 above the Owner shall undertake a review of the Management Framework and submit a revised Management Framework to the Council for consideration.

Executed as a Deed by)
GARDENBREEZE LIMITED acting)
by a Director in the presence of:)

)
Director



Witness signature



Witness details:

Name:

SEAN WAUGH

Address:

2 Merchants Drive
CA3 8JW

Annex 1: Landscape and Ecological Management Framework

LANDSCAPE AND ECOLOGICAL MANAGEMENT FRAMEWORK

**LAND AT BRYN LANE,
WREXHAM INDUSTRIAL ESTATE**

JUNE 2013

HOW Planning LLP, 40 Peter Street, Manchester, M2 5GP
Contact Partner: Gary Halman Telephone: 0161 835 1333



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APPENDICES

Appendix 1: Indicative Landscape Plan (Drawing 1253_C)

1. INTRODUCTION

- 1.1 This document provides an Ecological and Landscape Management Plan Framework for a development on land at Bryn Lane, Wrexham Industrial Estate, including indicative management prescriptions. It is anticipated that the commitments set out in this framework would be further developed through discussions with the County Borough Ecologist, Natural Resources Wales (NRW) and any other interested parties prior to its finalisation.
- 1.2 The background to the site is given in the Supporting Planning Statement which also describes the project in detail. As part of the site development a wide range of technical surveys have been undertaken which have identified key constraints on site. The results of the surveys have informed the design process to ensure that any potential negative effects of the development are reduced.

2. WILDLIFE AND CONSERVATION OBJECTIVES

- 2.1 The aim of the framework is to increase the biodiversity of the site by maintaining a range of habitats in a favourable condition and to enhance existing habitats on site to increase the site's overall biodiversity interest.

National, Regional and Local Policy

- 2.2 Additional wildlife considerations are offered through *Technical Advice Note (TAN) 5: Nature Conservation and Planning*, and through the Wrexham BAP and development plans.
- 2.3 It should also be noted that WCBC's *Local Planning Guidance (LPG) Note 29: Employment Development and Nature Conservation* has been adopted (August 2009).
- 2.4 LPG 29 relates to nature conservation within the Wrexham Industrial Estate within which the site lies.
- 2.5 LPG 29 states that '*careful thought must be given to the design, implementation, operation and maintenance of employment development sites to ensure that protected species are safeguarded. In this way employment development can occur and valued habitats and linkages between them can be protected and enhanced*'. As part of the application submission package for the site, a wide range of technical surveys have been undertaken which have identified key constraints on site. The results of the surveys have therefore informed the design process to ensure that any potential negative effects of each development are reduced. As such, a robust and iterative process was undertaken to ensure a sensitive development with comprehensive and strategic mitigation.
- 2.6 In addition, in accordance with LPG 29 (specifically paragraph 6.8) '*an equivalent area of land must be provided unless it can be demonstrated that a smaller area of better quality would enhance the ecology of the site or the wider area.*' As stated, the proposed landscape strategy of the site has taken into account the need to provide on-site mitigation as shown on the Indicative Landscape Plan (Drawing 1253) contained in Appendix 1. This is discussed in more detail below.

Statutory and Non-Statutory Nature Conservation Designations

- 2.7 The River Dee is located due east of the application site, parts of which are designated as a Site of Special Scientific Interest and forms part of River Dee and Bala Lake Special Area of Conservation. However, both of which are located at a significant distance from the site to have any material impact.
- 2.8 There is one Adopted Wildlife site within 1km, located to the south west of the application area and on the opposite side of Bryn Lane. A further two sites are located between 1km and 2km from the site, both to the south-west of the site, in or on the edge of Wrexham Industrial Estate.

3. EFFECT OF THE PROPOSED DEVELOPMENT

3.1 As stated above, a number of technical surveys have identified a number of key constraints on site. Their significance in terms of landscape and ecological value has been assessed and where these have been identified as important, every effort has been made to retain them in all but impractical situations. The key constraints identified include:

- Tree Groups and hedgerows;
- A field pond (supporting Great Crested Newts (GCN) (*Triturus cristatus*));
- Habitats with the potential to support protected species, for example terrestrial habitat used by GCNs;
- Adjacent dense block of woodland located to the south of the site. This woodland and a number of other trees generally focussed on the boundary of the site are protected by TPOs; and
- A vegetated ditch.

3.2 An Ecological Survey (TEP, October 2011) supported the planning application for the site and details the results of the specific species surveys that were undertaken to assess the impact of the project. This was further updated in 2012 to support a Draft Licence Application in respect of GCNs. On the basis of the findings as contained within these reports, a variety of phase 1 habitat types have been identified as being present on site, including:

- Continuous Scrub;
- Scattered Broadleaved Trees;
- Semi-improved Neutral Grassland;
- Marsh/ damp Grassland;
- Standing Water;
- Water-filled Ditch;
- Hedgerows;
- Bare Ground; and
- Hardstanding and Roadways.

- 3.3 As detailed in the Ecological Survey the site is described as consisting of improved grassland, semi-improved grassland, continuous scrub, tall ruderal herbs and hedgerows with trees. The site also contains a pond situated within the centre of Plot 3A, within 10m of a hedgerow. The pond is known to support Great Crested Newts.
- 3.4 The heavily grazed pastures are all bordered by species poor hedgerows, with the addition of an area of broad leaved plantation to the western boundary with semi natural grassland and sections of continuous scrub. Along the southern boundary semi natural woodland borders the site, consisting of mainly English Oak.
- 3.5 A heavily vegetated ditch was found to lie in a southern direction from the south eastern corner of the site. This area of land is associated with the access road linking the proposed development site to the NDL warehousing complex. Scattered scrub was observed alongside the water filled ditch. To the east of the ditch is a wide belt of hawthorn, blackthorn, willow and bramble scrub. Unimproved grasslands occur as a narrow strip of grassland to the east of the site. The channel supports an abundance of emergent plants including bulrush, hard rush, soft rush, lesser water parsnip and some water cress.
- 3.6 The proposals will result in the permanent loss of 9.1 ha (approx) of principally improved grassland, hedgerow lengths and a field pond. The pond has known presence of Great Crested Newts. Some scattered mature trees associated with the lane hedgerows, would also be lost which provide good foraging habitat for Bats and Birds.
- 3.7 The proposed access road linking the site with the existing distribution complex to the south of the site will cross over the existing ditch by way of a bridge and therefore adequate care must be taken to ensure adequate pollution presentation measures are taken.
- 3.8 In view of the above habitat loss, indicative mitigation and management prescriptions have been outlined for all habitats found on site (see drawing 1253_C at Appendix 1).

4. HABITAT CREATION AND ENHANCEMENT

- 4.1 The technical surveys and impact assessments have all been undertaken in the early stages of design evolution. Therefore, site constraints as discussed above have informed the overall site layout to guide the scheme. As a result, a number of changes to the scheme have been incorporated through the design evolution stages resulting in the proposed site layout, which is considered to be the optimal solution for both operational requirements and from an ecological and landscape perspective.
- 4.2 It is acknowledged that the development footprint will have some slight effects on existing ecological and landscape features identified on site, due to its predominately greenfield characteristic. However, in developing the site, which is allocated for a major employment development within the UDP, it would be extremely difficult to retain all of the existing features whilst providing a viable development and therefore some impact must be accepted. It is important to stress that the proposed scheme has aimed to reduce impacts on all important features. Where impacts have been identified, which could not have been avoided, mitigation measures have been identified to ensure replacement and enhancement of existing features. This has also ensured continuity with features, such as linkages with adjoining hedgerows and trees to encourage the movement of wildlife on site. As such it is considered that the principles outlined below are in accordance with WCBC's LPG: 29.

5. SUMMARY OF PROPOSED HABITAT CREATION AND ENHANCEMENT

5.1 In summary over 10.5 ha hectares (approx) of habitat creation will be provided covering approximately 51% of the site area. These features will include:

- A series of natural and man-made ponds, all of which will be designed or enhanced to maximise benefits for protected species;
- Creation of areas suitable for wildlife shelter and hibernating, particularly for GCN. These will include log piles using material felled on site and rock / rubble mounds. These mounds will be covered and be suitable to promote establishment of areas of new grassland.
- New native trees and woodland blocks. Predominately oak, other species will be introduced for their specific attributes.
- Open ditches. Incorporated into the drainage strategy for the site to increase this type of habitat and to allow escape routes for animals.
- Corridors of rough grassland to promote wildlife movement. Management regime will incorporate a low maintenance approach to encourage species diversity and to establish grassland corridors between habitats favoured by particular species such as butterflies.

5.2 The resultant mitigation area ensures the continuity of habitat to the open agricultural fields further to the east and north of the development site. The triangular retained habitat which fronts Bryn Lane, also ensures that a corridor is maintained, encouraging the movement of wildlife around the site and the wider industrial estate area. This limits the fragmentation of habitat whilst providing functionality in operational terms.

5.3 It is considered that the creation of a dedicated mitigation area which provides opportunities for a range of landscaping and ecological features will ensure no net loss of biodiversity resulting in a significant long term benefit for the site and surrounding area. This mitigation area has evolved through a process of design evolution to ensure that constraints have been identified, avoided wherever

possible and subsequent mitigation measures outlined. This has ensured that various opportunities for the site have evolved carefully and which have been sensitive to the local landscape and site ecology. This will ensure the long term conservation objectives for the site, which will encourage biodiversity to increase over time.

6. PROPOSED MONITORING AND WORK SCHEDULE

- 6.1 It is anticipated that the site will be managed during the construction period and for a period after construction to ensure the long term integrity of the site's biodiversity. It is anticipated that regular monitoring of the site will be undertaken and the management regime adjusted to maintain conservation objectives.
- 6.2 The schematic representation of the proposed mitigation shown in the Indicative Landscape Plan (Appendix 1) should not be regarded as an exhaustive list. It is anticipated that this document would be developed and agreed through discussions with the County Ecologist, NRW and a Local Wildlife Trust. This is to ensure that the proposed mitigation measures and the proposed future management of the site are developed in the best possible manner in the early stages of the design process.
- 6.3 Both NRW and the County Ecologist have highlighted the need to secure the long term management of the site. Subject to agreement by them, this is proposed to be in conjunction with either North Wales Wildlife Trust or North West Wales Wildlife Trust, or a combination of both bodies. Discussions with these bodies is in the early stages, however it is proposed that discussion and negotiation continues with the principle objective of conserving the nature conservation interest of the site in the long term assuming planning permission is forthcoming. It is anticipated that the long term management of the site will be successfully transferred over to either or both Local Wildlife Trusts.
- 6.4 It is proposed that the Management activities described will be undertaken for a minimum period of 25 years following which a review will be undertaken in conjunction with the Local Authority and a revised Framework submitted to the Council at that time.
- 6.5 It is anticipated that the long term management of the site includes some of the following management practices and regimes;
- A mowing regime would be appropriate for grassland management; however it would need to be restricted in areas identified for the areas where butterflies may be present.

- Retention of some unmanaged areas close to amphibian populations.
- Grassland areas included within the landscaping of the development should be a grass mix suitable for low-fertility open sward. A 'low fertility' mix would require less maintenance.
- Appropriate management of hedgerows and scrub adjacent to the central woodland belt and the central stream.
- Landscaping within the development area should use high proportion of locally-native trees and scrub.
- Periodic management of ponds and ditches guided by the habitat requirements for protected species.
- Where existing vegetation is to be retained, care should be taken not to damage existing vegetation.
- Monitoring regime for protected species.

7. CONCLUSIONS

- 7.1 This document provides a landscape and ecological management framework, which has been developed with the principal aim of increasing the biodiversity on site by creating, maintaining and enhancing the range of habitats in a favourable condition. It should be emphasised that this Framework will be finalised in discussions with NRW, the County Ecologist and a Local Wildlife Trust if planning approval is forthcoming.
- 7.2 It is considered that both the landscaping and ecological mitigation proposals are sympathetic to the local landscape. All key landscape and ecological features have been maintained wherever possible. This includes key ecological habitats and green corridors to ensure linkages with the surrounding areas are maintained. Opportunities have also been sought to create new habitats for wildlife and enhance those to be retained wherever possible. This includes the creation of new ponds suitable for protected species and appropriate landscaping proposals which are sympathetic to both the surrounding landscape and beneficial for wildlife.
- 7.3 It is strongly considered that the proposed habitat enhancement and creation will provide significant benefit to the site's overall biodiversity to ensure no net loss. The proposed on-site mitigation and proposed management seeks to ensure long term conservation objectives are met.

HOW Planning LLP

June 2013

This report has been prepared by HOW Planning LLP, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. HOW Planning LLP accepts no responsibility for information contained within this report that has been independently produced or verified.

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APPENDIX 1:
INDICATIVE LANDSCAPE PLAN (DRAWING 1253_C)

Annex 2: Travel Plan

5. Travel Plan

- 5.1. This section outlines the proposed Green Travel Plan for the development. The purpose of the plan is to ensure that sustainable transport modes are constantly promoted.
- 5.2. Given the location of the site and the nature of its use, the most appropriate sustainable modes of travel are cycling and car sharing. It is these two modes that the travel plan focuses upon.
- 5.3. The plan is outlined below but will potentially be subject of some refinement as part of the development of the S106 planning contributions process. It includes a sum of £10,000 to support the improvement of bus travel along Bryn Lane.

Draft Travel Plan

Introduction

This TP seeks to reduce single occupancy car travel to the site and to promote more environmentally friendly alternatives, in accordance with national government policy, in particular PPG 13 and the requirements of Wrexham county Borough Council in the granting of planning permission.

Resources

A Travel Plan Coordinator (TPC) will be appointed. This will be a member of staff working on site. The coordinator should service both the existing ND warehouse operation and the new facility.

The TPC will:

- Oversee the development and implementation of the TP including obtaining the commitment of senior management and the necessary financial resources to implement the TP
- Arrange the collection of data as appropriate for monitoring the TP.
- Act as the point of contact for staff requiring information
- Arrange for all new employees to receive TP information prior to commencing employment.
- Set up a Travel Plan Group (TPG) which will meet at a minimum of 6 monthly intervals and comprise:
 - The Site manager
 - Union representative(s)
 - Member(s) of staff with an interest in cycling or other environmental

means of travel

- Liaise with other Travel Plan Officers within the Estate and the council's travel plan officer at least annually

- Provide a "TRAVEL" notice board at a prominent location at both the existing and new site where staff will pass on a daily basis. The notice board is to be approximately 1500mm wide and 1000mm high. The following information is to be displayed;
 - Name of the TPC together with a statement that he/she is available to answer and discuss any travel related issues.
 - Copy of the TP.
 - Copy of the Minutes of the most recent TPG meeting.
 - Plan of Wrexham showing walking and cycling routes and approximate journey times.
 - Plan showing the location of the nearest bus stops and timetable information.
 - Plan showing the location of Wrexham General and Wrexham Central Rail Stations.
 - List of useful telephone numbers, addresses and e-mail addresses, e.g. rail and bus enquires, cycle suppliers and repairers, cycling groups,
 - Car sharing information for the current scheme which is operated throughout the Industrial estate.
 - Special promotions as appropriate.

Showers will be available for all staff with lockable storage to keep cycling clothing, drying area for wet clothes and a hairdryer.

A travel plan induction leaflet will be prepared and regularly updated showing the information listed above and emphasising the health and financial benefits of walking and cycling

New staff will be offered cycle helmet and weatherproof reflective cycling outer clothing on condition that they cycle to work for a minimum of one month.

Following each TPG a newsletter will be circulated to all staff promoting sustainable travel and including a promotion, etc as applicable.

The TPC to be allocated a budget of £500 per annum for the promotion of sustainable travel together with an allowance to purchase cycle clothing to new employees.

TPC will strongly encourage car sharing. TPC will ensure the WIE Car Share Database is readily available to all staff. In the event of WIE car share scheme being withdrawn, on-site car share scheme will be introduced.

Car sharers to be guaranteed a lift home in an emergency.

Senior staff to require staff and encourage visitors to use rail services where applicable.

A sum of £10,000 shall be paid to WCBC for the provision of 2 no. bus stops (including associated signage, footway works and shelters) at an appropriate location along Bryn Lane. This sum shall be paid prior to occupation of the proposed development.

Monitoring

A staff survey is to be organised six months after the initial opening of the premises and yearly thereafter. The results are to be considered by the TPG.

The TPG will:

- Consider a report prepared by the TPC as the first item at each meeting
- Consider the results of staff travel surveys if applicable
- Set dates for actions
- Review progress on the TP
- Develop future initiatives
- Expand objectives and targets
- Consider partnership arrangements e.g. Wrexham CBC, CTC, local bus operator
- Produce an annual report to be submitted to Wrexham CBC and the Board Meeting of the Company detailing the progress of the TP
- Within 5 working days of the meeting the TPC will produce minutes of the meeting and circulate to all TPG members, the site notice board and senior management.