MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2024/1560 Res(4)	**Your Ref:**	P/2024/1560
Date:	05/08/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 3 (CYNLLUN CADWRAETH), 5 (HALOGIAD), 6 (ADRODDIAD DILYSU), 7 (CYNLLUN MONITRO), 10 (DRAENIO), 11 (DRAENIO), 16 (MYNEDIAD) A 17 (CYNLLUN RHEOLI TRAFFIG ADEILADU) CANIATÂD CYNLLUNIO P/2022/0057 / DISCHARGE OF CONDITIONS 3 (CONSERVATION PLAN), 5 (CONTAMINATION), 6 (VALIDATION REPORT), 7 (MONITORING PLAN), 10 (DRAINAGE), 11 (DRAINAGE), 16 (ACCESS) AND 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0057

LOCATION: LAND SOUTH OF, BRIDGE ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9PS

I refer to your consultation / email dated 14/07/2025 in respect of the above.

Condition 16 (ACCESS)

Access Location & Construction Details (Construction Phase) Drg. No. 315341 RC006 Rev 1

- The previously submitted details appear acceptable.

  The applicant will be required to apply for s.184 consent with the Council to construct the access.

Access Location & Construction Details (Post Construction) Drg. No. 315341 RC002 Rev 4

- The previously submitted details appear acceptable.

  The applicant will be required to apply for s.184 consent with the Council to construct the access.

Visibility Splay Drg. No. 315341_RC005

- 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 revised plans indicate the required splays.

  The previously submitted plan indicates proposed splays of 2.4 x 160m in both directions measured to the nearside edge of the adjoining highway which is considered adequate. **The LHA recommend that the required splays are provided for both the construction access and operational access. This detail has been indicated in the revised CTMP.**

Swept Paths

Swept Path details of the largest vehicles likely to visit the site during the construction / phase and once operational will need to be provided. These details will need to indicate such vehicles accessing / parking / turning and exiting the site in both directions via the proposed temporary construction access (width to be determined by the swept paths) and for a reduced width operational access (width to be determined by the swept paths).

The previously submitted plans indicate a 12.6m long crane, 16.5m long HGV and a 7.2m long vehicle:-

Swept Paths (Construction Phase) Drg No. 315341_RC007

The previously submitted details show a 12.6m HGV crane entering the site from the south west, parking, turning and exiting the site in the north easterly direction only**.** The revised CTMP indicates that such vehicles will be instructed / advised to adhere to the proposed entry / exit maneuvers.

The submitted plan indicates that 3no. 7.5T vehicles will park in the layby adjacent to the site. This layby comes under the jurisdiction of the WCBC Assets Section. **The applicant will need to request consent from WCBC Assets to park in this area, confirming this consent.**

Swept Paths (Construction Phase) Drg No. 315341_RC008

The previously submitted details show a 16.5m HGV entering the site from the south west, parking, turning and exiting the site in the north easterly direction only**.** The revised CTMP indicates that such vehicles will be instructed / advised to adhere to the proposed entry / exit maneuvers.

The previously submitted plan indicates that 3no. 7.5T vehicles will park in the layby adjacent to the site. This layby comes under the jurisdiction of the WCBC Assets Section. **The applicant will need to request consent from WCBC Assets to park in this area, confirming this consent. No confirmation / permission has been provided to the LHA for this arrangement which will need to be provided.**

The applicant has now indicated that any unplanned delivery will be directed to AEC Engineering for short term parking arranged with the adjoining landowner. This is a small

engineering business with limited parking / turning provision so would be considered unsuitable to accommodate any additional parking.

Revised plan (Drg No. 315341 RC 008 Rev 1 which previously indicated the swept paths of a 16.5m HGV now indicates the swept paths movements of a 12.6m long Crane. **The LHA request clarification why the same drawing number now shows a different vehicle.**

Swept Paths (Operational Phase) Drg No. 315341 RC009

The previously submitted details show a 7.2m rigid vehicle entering the site from the south west, parking, turning and exiting the site in the north easterly direction only**. However, accessing the site from either direction by such vehicles and exiting in either direction would not be considered an issue.**

Parking for Contractor Vehicles

The scale quoted on the revised plan (1:250) appears incorrect. **The LHA recommend a revised plan is submitted with the correct scale.**

Parking for contractor vehicles has only been indicated on Drg. No. 315341 RC008 Rev 1. The parking area shown is only 2.4 x 4.5m which is inadequate to accommodate 5 – 6 cars. A minimum distance of 6m behind each space will also need to be indicated on a revised plan. **The LHA recommend that this detail is included on a revised set of plans in accordance with LPGN 16.**

Condition 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN - CTMP)

Comments from WCBC Traffic Section :-

A suitably scaled layout plan indicating the parking and turning arrangements for the proposed contractor vehicles will be required. ***This detail has not been provided (car parking dimensions and scale on revised plan are incorrect). The LHA recommend the submission of a revised plan indicating the above requirements.***

Placing signage on the highway has been mentioned but the detail is considered inadequate. **A suitably scaled, detailed plan and signage (Chapter 8) schedule. (all signage Welsh over English) will need to be submitted and included in a revised CTMP.**

The revised plan (Drg. No. 315341 RC008 Rev 1) indicates the following signage:-

Sign A Caution - Site Entrance Sign

The signage detail on the plan is not shown as Welsh over English.

The sign location will need to be at 120m from site access (both approaches) not 100m.

The applicant needs to indicate this detail on a revised layout plan.

Sign B Caution Site Traffic

The signage detail on the plan is not shown as Welsh over English

The applicant needs to amend this detail.

Araf / Slow Sign

This sign is not required.

The LHA recommend that the above signage details are amended and incorporated in a revised CTMP.

Conclusion

In conclusion, the LHA request the following information / amendments:-

Condition 16 (Access)

- **Swept Paths (Construction Phase) Drg No. 315341 RC008**

  The previously submitted details show a 16.5m HGV entering the site from the south west, parking, turning and exiting the site in the north easterly direction only**.** The revised CTMP indicates that such vehicles will be instructed / advised to adhere to the proposed entry / exit maneuvers.

  The previously submitted plan indicates that 3no. 7.5T vehicles will park in the layby adjacent to the site. This layby comes under the jurisdiction of the WCBC Assets Section. **The applicant will need to request consent from WCBC Assets to park in this area, confirming this consent. No confirmation / permission has been provided to the LHA for this arrangement which will need to be provided.**

  The applicant has now indicated that any unplanned delivery will be directed to AEC Engineering for short term parking arranged with the adjoining landowner. This is a small engineering business with limited parking / turning provision so would be considered unsuitable to accommodate any additional parking.

  Revised plan (Drg No. 315341 RC 008 Rev 1 which previously indicated the swept paths of a 16.5m HGV now indicates the swept paths movements of a 12.6m long Crane. **The LHA request clarification why the same drawing number now shows a different vehicle.**

- **Parking for Contractor Vehicles**

  The scale quoted on the revised plan (1:250) appears incorrect. **The LHA recommend a revised plan is submitted with the correct scale.**

  Parking for contractor vehicles has only been indicated on Drg. No. 315341 RC008 Rev 1. The parking area shown is only 2.4 x 4.5m which is inadequate to accommodate 5 – 6 cars. A minimum distance of 6m behind each space will also need to be indicated on a revised plan. **The LHA recommend that this detail is included on a revised set of plans in accordance with**
  LPGN 16.

Condition 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN - CTMP)

Comments from WCBC Traffic Section :-

A suitably scaled layout plan indicating the parking and turning arrangements for the proposed contractor vehicles will be required. ***This detail has not been provided (car parking dimensions and scale on revised plan are incorrect). The LHA recommend the submission of a revised plan indicating the above requirements.***

Placing signage on the highway has been mentioned but the submitted detail is considered inadequate. **A suitably scaled, detailed plan and signage (Chapter 8) schedule. (all signage Welsh over English) will need to be submitted and included in a revised CTMP.**

The revised plan (Drg. No. 315341 RC008 Rev 1) indicates the following signage:-

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The sign location will need to be at 120m from site access (both approaches) not 100m.

The applicant needs to indicate this detail on a revised layout plan.

Sign B Caution Site Traffic

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The applicant needs to indicate this detail on a revised layout plan.

Araf / Slow Sign

This sign is not required.

The LHA recommend that the above signage details are amended and incorporated in a revised CTMP.



On behalf of Chief Officer, Environment & Technical

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant:

FOOTWAY CROSSING LICENCE
A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Appendix

Highways Development Control Standard Advisory Note

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);*
4. *If any lane closure or obstruction of the highway is required for a crane or similar;*
5. *Protection against dust and debris blowing onto the public highway*
6. *Construction traffic parking locally avoiding nuisance to others;*
7. *If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.*
8. *Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.*
9. *A section 278 agreement works agreement is required for more significant alterations to the existing highway*
10. *Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;*
11. *For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:*

    - *No surface water from the applicants site should be allowed to drain onto the public highway,*
    - *The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.*
    - *No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.*

    **The hard paved length and set back if required is subject to the applicants proposed vehicular length*

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.