PLANNING CONDITIONS AND DOCUMENTS SCHEDULE

Site:	**Land at Stansty Chain Road, Wrexham**
Application Ref:	**PP-14053600**
Date:	**7th August 2025**

	Condition	Documents Submitted
17.	Development shall not commence until a scheme of improvements to junction 5 of the A483 and the Mold Road/Berse Road/Plas Coch Road, along with a timescale for the implementation of the scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared with reference with the following Drawings: J000069-SK006-1 -Stage 1 A483 J5 (1 of 2), J000069-SK006-2 -Stage 1 A483 J5 (2 of 2), J000069-SK007 -Stage 1 Plas Coch Roundabout and J000069-SK008 -Stage 2 A483 J5 Improvements to junction 5 of the A483 and the Mold Road/Berse Road/Plas Coch Road shall thereafter be undertaken in accordance with the approved scheme and timescale.	• 4813-D001 General Arrangement Plan (sheet 1 of 2) • 4813-D001 General Arrangement Plan (sheet 2 of 2- offsite highway works) • 4813-D002 Construction Materials • 4813-D003 Signs and Markings (sheet 1 of 2) • 4813-D003 Signs and Markings (sheet 2 of 2- offsite highway works) • 4813-D004 Standard Details • 4813-SP01 Tracking- Refuse Vehicle • S278 Risk Assessment

20.	Prior to commencement of development in any phase adjoining the A541 Mold Road a scheme for the provision of a bus stop on the south-bound carriageway of the A541 Mold Road, to include a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The bus stop shall the provided in accordance with the approved scheme and shall be retained thereafter.	• 4813-D001 General Arrangement Plan (sheet 1 of 2) • 4813-D001 General Arrangement Plan (sheet 2 of 2- offsite highway works) • 4813-D002 Construction Materials • 4813-D003 Signs and Markings (sheet 1 of 2) • 4813-D003 Signs and Markings (sheet 2 of 2- offsite highway works) • 4813-D004 Standard Details • 4813-SP01 Tracking- Refuse Vehicle • S278 Risk Assessment