MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/PP/P/2025/0337	**Your Ref:**	P/2025/0337
Date:	10/09/2025		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: DYMCHWEL DAU ADEILAD YSTAFELL DDOSBARTH DDWBL A RHOI BLOC 4 YSTAFELL DDOSBARTH NEWYDD AR GYFER BABANOD/MEITHRINFA NEWYDD YN EU LLE (CAM 1). ADEILADU BLOC 4 YSTAFELL DDOSBARTH NEWYDD AR GYFER PLANT IAU (CAM 2) / DEMOLITION OF TWO DOUBLE CLASSROOM BUILDINGS AND REPLACEMENT WITH A NEW 4 CLASSROM BLOCK FOR INFANTS/NEW NURSERY (PHASE 1). CONSTRUCTION OF NEW 4 BLOCK CLASSROOM FOR JUNIORS (PHASE 2)

LOCATION: YSGOL ID HOOSON, HEOL CARADOC, RHOSLLANERCHRUGOG, WREXHAM, LL14 2DX

I refer to your consultation in respect of the above. The LHA previously provided comments on the application on 09/06/2025.

The applicant has since submitted the following documents.

- **Construction Traffic Management Plan** – prepared by Read Construction
- **School Travel Plan** – prepared by Development Planning Limited

These documents have been reviewed, and the LHA's comments are outlined below. However, several previously raised concerns remain unaddressed, making it difficult for the LHA to reach a wider conclusion on the application at this stage.

Construction Traffic Management Plan

The submitted CTMP appears to be a draft version used by a contractor during the tendering process (see Section 4.1). While this initial submission is welcomed, it should be seen as the initial framework for finalisation should permission be consented, particularly as details may change during the determination process. The LHA will therefore require by condition that finalised CTMP be submitted and approved by the LHA prior to commencement of works on site.

The CMPT covers:

- Access and traffic routes
- Site layout
- Delivery schedules

- Contractor parking
- Environmental mitigation
- Safety

Recommended Condition:

No part of the development shall commence until a Construction Traffic Management Plan, including provisions for contractor parking, has been submitted to and approved in writing by the Local Planning Authority. The approved plan must be fully implemented.

The key matters which must be addressed in the finalised CTMP are:

- Travel routes to and from the site including for HGVs and contractors / construction staff.
- Management of HGV movements to avoid school start / end times
- How School access and parking will be managed and maintained during construction.
- \how contractor parking, including the overspill parking, will be managed to ensure there is no impact on the surrounding residential streets.
- How Pedestrian safety will be ensured – including reprovision of pedestrian routes should footways be closed.
- Interface with existing school operations.
- Emergency Access provision.

Framework Travel Plan

The applicant has updated a School Travel Plan. This School Travel Plan is intended to form the basis for a Full Travel Plan which will be adopted by the school as an ongoing strategy document that will require regular updates on an ongoing basis. AS above as changes to the application details may occur through the determination period, it is required a condition be attached to any subsequent permission that a full Travel Plan be submitted and approved by the LHA prior to site occupation.

Notable updates to the Travel should include:
- Inclusion of School Governor details, confirming responsibilities and commitments
- Commitment to annual hands-up pupil surveys and bi-annual car park monitoring for a minimum of 10 years
- Mode share targets set for Years 2, 5, and 10, aligned with phased pupil intake and capacity planning
- Confirmed participation in WCBC initiatives, including cycle training and walking bus programmes

Recommended Condition:

No part of the development shall be occupied until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

Conclusion
The applicant has submitted a draft CTMP and an updated School Travel Plan. These documents are welcomed and should form the framework for formal submissions if planning approval is granted.

Recommended Conditions:

<u>Construction Traffic Management Plan</u>

No part of the development shall commence until a Construction Traffic Management Plan, including provisions for contractor parking, has been submitted to and approved in writing by the Local Planning Authority. The approved plan must be fully implemented.

Travel Plan

No part of the development shall be occupied until a School Travel Plan has been submitted to and approved in writing by the Local Planning Authority.

However, with reference to the LHA consultation response dated the 9/06/2025, there are still a number of concerns previously raised by the LHA which have not been addressed with this additional information. Therefore it is difficult for the LHA to support the application at this stage.

KWEdwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical