MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/PP/P/2024/1560 Res(5)	**Your Ref:**	P/2024/1560
Date:	23/09/2025		

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 13/08/2025 including revised plans and revised CTMP (Rev D) 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 Rev A

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 previously submitted plan indicated that 3no. 7.5T vehicles will park in the layby adjacent to the site and were advised that this layby comes under the jurisdiction of the WCBC Assets Section. The applicant would need to request consent from WCBC Assets to park in this area, confirming this consent. However, the applicant is now indicating that they no longer intend to use this facility and will instead use the lorry park on Ash Road North. **The LHA recommend that the applicant indicates where this lorry park is located on a suitable plan and provides confirmation from the landowner that they can use this facility for the duration of the works including this detail in a revised CTMP.**

Swept Paths (Construction Phase) Drg No. 315341 RC008 Rev A

The revised plan indicates 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 maneuver which is considered acceptable.

The applicant has now indicated that any unplanned delivery will be directed to the lorry park on Ash Road North. The LHA recommend that the applicant indicates where this lorry

park is located on a suitable plan and provides confirmation from the landowner that they can use this facility for the duration of the works including this detail in a revised CTMP.

Swept Paths (Operational Phase) Drg No. 315341 RC009 Rev A

The previously submitted plan indicated a 7.2m rigid vehicle entering the site from the south west, parking, turning and exiting the site in the north easterly direction only. Accessing the site in either direction is not considered to be an issue for such a vehicle. However, revised plan (Drg. No. RC009 Rev A) does not appear to have been submitted. **The LHA recommend that this plan is provided.**

Parking for Contractor Vehicles (Drg. No. 315341 RC010 Rev 1)

The proposed 6 no. parking spaces indicated on the revised layout plan are considered adequate.

Condition 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN - CTMP)

Comments from WCBC Traffic Section :-

The revised plan (Drg. No. 315341 RC010 Rev 1) indicates the following signage detail :-

Sign A Caution - Site Traffic Sign

Details appear acceptable.

Sign B Caution Site Access

Details appear acceptable.

The revised CTMP (Rev D) includes an incomplete sentence ie/ page 9, para 2.8.3. **The LHA recommend that this detail is completed and re-submitted.**

Conclusion

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

Condition 16 (Access)

- **Swept Paths (Construction Phase) Drg No. 315341 RC007 Rev A**

  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 previously submitted plan indicated that 3no. 7.5T vehicles will park in the layby adjacent to the site and were advised that this layby comes under the jurisdiction of the WCBC Assets Section. The applicant would need to request consent from WCBC Assets to park in this area, confirming this consent. However, the applicant is now indicating that they no longer intend to use this facility and will instead use the lorry park on Ash Road North. **The LHA recommend that the applicant indicates where this lorry park is located on a suitable plan and provides confirmation from the landowner that they can use this facility for the duration of the works including this detail in a revised CTMP.**

- **Swept Paths (Operational Phase) Drg No. 315341 RC009 Rev A**

The previously submitted plan indicated a 7.2m rigid vehicle entering the site from the south west, parking, turning and exiting the site in the north easterly direction only. Accessing the site in either direction is not considered to be an issue for such a vehicle. However, revised plan (Drg. No. RC009 Rev A) does not appear to have been submitted. **The LHA recommend that this plan is provided.**

Condition 17 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN - CTMP)

Comments from WCBC Traffic Section :-

The revised CTMP (Rev D) includes an incomplete sentence ie/ page 9, para 2.8.3. **The LHA recommend that this detail is completed and re-submitted.**



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.