

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Gwyn Humphreys
Our Ref:	ET/DC/MZ/P/2024/0228	Your Ref:	P/2024/0228
Date:	03/06/2024		

TOWN AND COUNTRY PLANNING ACT 1990

RHYDDHAU AMOD 3 (BIODDIOGELWCH), 4 (GWAITH CLODDIO) A 5 (CYNLLUN RHEOLI ADEILADU) CANIATÂD CYNLLUNIO P/2023/0640 / DISCHARGE OF CONDITIONS 3 (BIOSECURITY), 4 (EARTHWORKS) AND 5 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION P/2023/0640

LAND OFF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM
Grid Ref: E 339279.74 N 350114.71

I refer to your consultation / email dated 12/04/2024 in respect of the above.

Our response refers to discharge of Condition 5 of P/2023/0640 which require the following issues to be addressed:

- Parking of vehicles of site operatives
- Loading and unloading of plant and materials
- Storage of plant and materials used in the development
- Construction traffic access arrangements via Bryn Lane only
- Hours of construction works

The following items are addressed within the submitted The H&S management plan:

- There is a site plan showing access, parking, traffic routes and the working area. There appears adequate space for unloading.
- All access is via Bryn Lane, with NO access via the B5130 (2.3.8)
- Emergency numbers including out of hours Appendix 4 – Tony Adams – 07494438240 on behalf of the contractor
- All parking is off highway and therefore, there should be no highway implications. (2.3.8). There are adequate turning areas shown within the submitted plans.
- The site is locked and secure outside of working hours.
- Dates and working hours are included (1.1 & 2.3.7)
- There is no carting off of materials envisaged (3.1.1). Therefore there is minimal traffic entering and exiting the site. Reference is made to dust and wheel washing if needed but it is a generic reference.
- First aider is specifically named and on site.

Some amendments are however, requested as follows:

- Insert description of the works. (1.0)
- Details of Construction works signage needs to be provided, even though there is a generic reference to signage
- There is a spelling mistake / typo in 2.3.8 that needs to be updated to read Bryn Lane.
- In case of any issues relating to highways or flooding issues, the applicant should inform highwayroadworks@wrexham.gov.uk immediately via email
- Whilst it only becomes a highway issue if flooding does occur affecting the highway, the applicant should coordinate with WCBC's flood defence and SAB officers via flooding@wrexham.gov.uk to demonstrate safeguarding the downstream watercourses from increased run off during the works.

Subject to the above modifications and communications, we have no objection to the submission made.

A handwritten signature in black ink, appearing to be 'J. J. Jones' or similar, written in a cursive style.

Chief Officer, Environment & Technical