

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Head of Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2023/0384v3	Your Ref:	P/2023/0384
Date:	7 December 2023		

Erection of a freestanding restaurant with drive thru facility Land at Argos Car Park, Plas Coch, Wrexham

We write further to our memo dated 6th November 2023 (in which the previous documentation and history of appeal and submittals is referred to).

Following subsequent emails and discussions we confirm that we have no objection to the proposed scheme subject to the following conditions being applied:

1. Provision of the controlled crossing as outlined in plan xxx for which a Section 278 agreement should be applied for. The full construction/engineering details for this should be submitted for approval and inclusion within S278 agreement a minimum of 8 weeks in advance of carrying out the works to give adequate time for the approval and completion of the agreement.
2. Provision of a ramped access between the public highway and restaurant in compliance with DDA requirement. The design for this should be submitted and agreed with the Highways department in advance of carrying out the works.
3. Provision of an updated Construction Traffic Management Plan to cover the on-site work and highways work. This should be provided a minimum of 6 weeks prior to commencement of any works on site.
4. The highway improvements set out in the Designers Response to the Road Safety Audit must be undertaken before the restaurant begins trading.
5. A staff Travel Plan should be conditioned and should be submitted in advance of occupation of the development.

With reference to the email chain responding to our 6th November 2023 memo, we note that WCBC specialist consultants have, acting on the Highway Authority's behalf have accepted the accident analysis commentary, and LINSIG modelling provided in Section 2.3 of the Addendum TA



Chief Officer, Environment & Technical