Lee Kendall

From: Lee Kendall
Sent: 23 July 2025 15:06
To: Keith Edwards; Kerry Williams
Cc: Christmas Farm; Steve Goodwin; Dafydd Thomas; Jenni Perkins; Matthew Phillips; Cerys Jones; Phil Palmer; Jamie Edge
Subject: [Filed on 2025-07-23] RE: P/2025/0300 Updated Highways Comments
Attachments: Haydn Vernals - 2025-07.pdf; Sarah Vernals - 2025-07.pdf

Categories: Filed to CloudFiler

Hi Keith,

I think that is slightly different to our understanding, but in any event, we have just commissioned Sevenairs Consulting Ltd to carry out the independent RSA1, as per your request.

I attach herewith the CVs of the audit team.

We will revert in due course with the RSA, the designer's response and any drawing revisions that arise from any accepted recommendations.

Best, Lee

Regards
Lee Kendall
Technical Director

axis
www.axis.co.uk

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

25 YEARS IN 2025

From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 23 July 2025 14:10
To: Lee Kendall <leekendall@axis.co.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge Jamie.Edge@wrexham.gov.uk
Subject: RE: P/2025/0300 Updated Highways Comments

Afternoon Lee,

Apologies for missing your calls and the delay in responding.

There appears to be some confusion between parties about the requirements:-

- The understanding that was taken away from the meeting by the Authorities Officers, was that the RSA would be carried out and submitted.

- Once this information had been reviewed a meeting on site with the proposed location of the junction and crossing etc., would be held to discuss the Application and main points in more detail.

I hope this clarifies the situation and provides a way forward.

Regards
Keith

From: Lee Kendall <leekendall@axis.co.uk>
Sent: 23 July 2025 09:58
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Hi Keith,

I tried calling yesterday and left a voicemail, and have just left another, but just wanted to follow up here by email too.

I appreciate that a Stage 1 Road Safety Audit (RSA1) will be required, and our client is fully committed to commissioning one. I have a couple of quotes from two independent and qualified auditors (please advise if you would like to see the briefing emails and comment, as per GG119 advice).

However, our recollection of the meeting last week is that we would first reconvene on-site to agree the basic principles / location of the access centreline, so that you have assurance that right turning visibility is satisfactory and were able to better visualise the proposed junction marked out on the ground, before we instruct the safety auditor?

This is considered to be the more logical sequence / way to approach the issue, because, for obvious reasons, we do not want to commission a RSA1 and for it to be abortive work, that may then need redoing, if the LHA might still have further comments or want further changes to be made?

Note that we have already tweaked the drawing following some of the comments you and colleagues made last week – see the attached **drawing 3034-D02 Rev E** – to include:-

1. more recent OS mapping to help better cross reference to existing features
2. removed the grey hatching on the previous drawing to help see the existing features better
3. slight shortening the left turn lane so the crossing does not go across it (although
4. addition of centreline hatching to the minor arm to help encourage slower turn in speeds and further improve right-turning visibility

This is the arrangement that we intend to mark out (where possible) on site with temporary spray paint. As I say above, our recollection is that, before the meeting finished, Cerys had agreed that we would all reconvene to look at / agree on that before going through the RSA process?

I hope this is OK and look forward to hearing from you.

Thanks, Lee

Regards
Lee Kendall
Technical Director

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

www.axis.co.uk

From: Keith Edwards <Keith.Edwards@wrexham.gov.uk>
Sent: 22 July 2025 08:36
To: Lee Kendall <leekendall@axis.co.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Morning Lee,

Further to the email below, it was agreed in the site meeting last week that an RSA be carried out and submitted to support the Application.

Once this has been submitted and considered by the relevant parties a site meeting can be arranged.

Regards
Keith

Keith Edwards IEng.M.I.C.E.
Rheolwr Contractau a Pheirianneg/Contracts And Engineering Manager
☎ 01978 729732 / 07800 688986
✉ Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol, Wrecsam, LL139PW
✉ Environment & Technical Department, Wrexham County Borough Council, Abbey Road South, Wrexham LL139PW

www.wrexham.gov.uk
www.twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

From: Lee Kendall <leekendall@axis.co.uk>
Sent: 21 July 2025 15:01
To: Keith Edwards <Keith.Edwards@wrexham.gov.uk>; Kerry Williams <Kerry.Williams@wrexham.gov.uk>
Cc: Christmas Farm <info@christmasfarmuk.com>; Steve Goodwin <s.goodwin@goodwinplanning.com>; Dafydd Thomas <Dafydd.Thomas@wrexham.gov.uk>; Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>; Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>; Cerys Jones <Cerys.Jones@wrexham.gov.uk>; Phil Palmer <Phil.Palmer@wrexham.gov.uk>; Jamie Edge <Jamie.Edge@wrexham.gov.uk>
Subject: RE: P/2025/0300 Updated Highways Comments

Dear Kerry / Keith,

Thank you again for meeting us last week at the Christmas Farm site in Cefn-y-Bedd.

Just to recap, we met to discuss establishing the accurate position for the proposed pedestrian crossing, and the available visibility from that location. As discussed, this was the only residual highway issue arising from the Inspector's recent appeal decision (attached for info).

My reading of the discussion was that, when we used the What3Words coordinates shown on the D02 Rev D drawing, the location of the crossing was not particularly contentious, and we speculated whether the previous highway officer and the Inspector *may* have perceived it to be further east because of cross referencing it to existing features (the start of the existing layby), which would be altered as part of the improvement works.

Unless you advise otherwise, I believe that issue is now agreed, however there were two other observations that were then made, which related to the level of visibility to and from vehicles turning right into the access, and also the crossing passing marginally over the start of the deceleration lane. We believe that both issues can be satisfactorily addressed.

It was agreed during the meeting that, due to difficulty in cross referencing the proposed layout of the area with the existing features, that we would mark out the proposed access centreline and reconvene on site to discuss and agree the details, and that you would be able to re-attend another meeting quite quickly.

To this end, I therefore wondered if you would be available this Wednesday, say at 11:30am (please advise if there is a better time)?

I hope this is OK and thanks in advance.

Best, Lee

Regards
Lee Kendall
Technical Director

E: leekendall@axis.co.uk
T: 0344 8700 007
M: 07974 686045

www.axis.co.uk

From: Steve Goodwin <s.goodwin@goodwinplanning.com>
Sent: 20 June 2025 11:21
To: Lee Kendall <leekendall@axis.co.uk>; Christmas Farm <info@christmasfarmuk.com>
Subject: Re: P/2025/0300 Updated Highways Comments

Hi Both

Meeting confirmed Tues 15th July on site at 2pm (planning, highways and Councillor).

See you both there around 1.30pm.

Regards

Steve

Goodwin Planning Services Ltd
Old Church Hall
Old Coach Road
Kelsall
Cheshire