MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sarah Brett
Our Ref:	ET/DC/PP/P/2025/0761 Res(2)	**Your Ref:**	P/2025/0761
Date:	07/01/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 3 (SAMPLAU), 5 (HALOGIAD), 7 (BIODDIOGELWCH), 14 (GOLEUADAU), 15 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 16 (DULL AMGÁU) A 17 (TIRLUNIO)CANIATÂD CYNLLUNIO P/2023/0746 / DISCHARGE OF CONDITIONS 3 (SAMPLES), 5 (CONTAMINATION), 7 (BIODIVERSITY) 14 (LIGHTING), 15 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 16 (MEANS OF ENCLOSURE) AND 17 (LANDSCAPING) OF PLANNING PERMISSION P/2023/0746

LOCATION: LAND WEST OF PENDIL, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3RS

I refer to your consultation / email dated 06/01/2026 in respect of the above.

CONDITION 14 - (LIGHTING)

The submitted Site Plan (Drg. No. R0.1.004 Rev C) indicates the proposed re-location of the existing lighting column. Having discussed this further with our Street Lighting Engineer, the existing column will be relocated to a position approximately half way between the existing column position and the eastern boundary limit. The LHA understand the applicant is liaising with our Street Lighting Section who will carry out the required modifications.

CONDITION 15 - (CONSTRUCTION TRAFFIC MANAGEMENT PLAN)

Comments from WCBC Traffic Section:-

The Traffic Section still have concerns with the following :-

3.4 During deliveries, pedestrians can be redirected using pedestrian containment fencing around the working area. Albeit, the intention is to have all deliveries enter the site, therefore there should be no need for any disruptions on the pavement.

They have no legal powers to close the footway and divert pedestrians, therefore why have this in the CTMP. There should be no delivers stopping on the public highway outside the entrance that would require the footway to be closed at any time.

The car park identified for use by the contractors does not always have spare capacity.
If this car park is full what is their alternative off street parking plan for contractors

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

KW Edwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical

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.