MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/AC/P/2024/1560	**Your Ref:**	P/2024/1560
Date:	14/01/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL : RHYDDHAU AMOD 3 (CYNLLUN CADWRAETH), 5 (HALOGIAD), 10 (DRAENIO), 11 (DRAENIO), 16 (MYNEDIAD) A 17 (CYNLLUN RHEOLI TRAFFIG ADEILADU) CANIATÂD CYNLLUNIO P/2022/0057 / DISCHARGE OF CONDITIONS 3 (GCN CONSERVATION PLAN), 5 (CONTAMINATION), 10 AND 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

With reference to the above planning application.

The applicant is seeking to discharge the following conditions of Planning Permission P/20222/0057, relating to the development of a Battery Energy Storage Centre on Land South of Bridge Road North, Wrexham Industrial Estate.

- Condition 3 – GCN Conservation Plan
- Condition 5 - Contamination
- Condition 10 & 11 - Drainage
- Condition 16 - Access
- Condition 17 - Construction Traffic Management Plan

The Local Highway Authority (LHA) has previously provided comments on Condition 16 and Condition 17 in Memorandums dated 21/02/2025; 11/04/2025; 10/06/2025; 05/08/2025; and 23/09/2025.

A revised CTMP appears to have been uploaded to the Planning Portal on 18/11/2025, but it is undated. For the purpose of this review, it is have assumed this is the latest version. **The CTMP should be resubmitted with a date and version number.**

In the previous response the LHA requested the following information / amendments.

1. **Condition 16 (Access)**

- ***Swept Paths (Construction Phase) Drg No. 315341 RC007 Rev A***
  The LHA recommend that the applicant indicates where [the lorry park referenced] 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.

  This does not appear to have been addressed. As set out in the previous comments, this detail should be included within a revised CTMP, or confirmation provided if the lorry park is no longer required and the reason for this.

- ***Swept Paths (Operational Phase) Drg No. 315341 RC009 Rev A***
  revised plan (Drg. No. RC009 Rev A) does not appear to have been submitted. The LHA recommend that this plan is provided.

  The revised plan (RC009 Rev A) does not appear to have been submitted. While an extract is included in the CTMP, it is unclear. A clear, full-size drawing should be provided.

  Additionally, all plan extracts in the CTMP are unclear. Full plans should be included in an appendix along with all plans referred to in the CTMP.

2. **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.

   Our previous comment should have referred to page 9/ para 2.6.3. – not para 2.8.3. This sentence has now been completed in the new CTMP.

Additional Comments (on the latest version of the CTMP)

1. Page 12, para 2.7.9 in the latest version of the CTMP states that "*Road Signage and warning signs will be provided as detailed in this CTMP"*. In the previous version of the CTMP, this paragraph included details of the specific types of signs proposed. These details are not provided in the current CTMP. **The proposed signage proposed and its locations should be made clear within a revised version of the CTMP.**

2. Page 14, first bullet point, refers to "*Parking of over spill parking will be permitted on the layby to the east of the site which is south of Bridge Road North*". **The LHA recommend that the applicant indicate where this layby is located on a suitable plan and provide confirmation from the land owner that they can use this facility for the duration of the works. This should be included within a revised CTMP.**

3. Page 14, para 2.10, states that "*Site delivery vehicles will only be permitted onto site for offloading and then released. Entry of the delivery vehicles to the site will be managed through the site access operative and only authorised vehicles will access the site for offloading, other deliveries or vehicles will be held at the agreed 'holding point' pending their permission to enter the industrial state road network."* **The LHA recommend that the applicant indicate where the proposed 'holding point' is located on a suitable plan and provide confirmation from the land owner that they can use this facility for the duration of the works. This should be included within a revised CTMP.**

4. Page 16, para 4.3, states that "*No parking will 'overspill' to public roads. Any additional parking requirements will be provided for remote from the site. The area designated for this facility is shown on drawing".* **This appears to be an incomplete sentence. The sentence should be completed and details of where the additional parking requirements will be provided remote from the site should be detailed and shown on a suitable plan.**

5. Page 23, para 7.7 and Page 24. Based on para 7.7, it is assumed that page 24 should include details of the signs to be deployed by the Contractor. However, this is currently unclear. **Full details of the signs proposed (including an illustration of the sign face) should be provided in a revised CTMP.**

6. Page 11, para 2.12 and Page 23, para 8.3 of the previous version of the CTMP (dated 3rd July 2025) referenced visibility splays at the exit junction stating that the visibility splays were shown on drawing 315341 RC 005 (para 2.12); and that visibility splays of 2.4m by 120m in each direction would be maintained during both the construction and operational phases (para 8.3). These references appear to be missing from the latest version of the CTMP. **Reference to visibility splays of 2.4m by 120m being provided at the exit during both the construction and operational phase should be reintroduced in a revised version of the CTMP. The relevant drawing (drawing 315341 REC 005, if still applicable), should also be attached.**

7. Page 15, para 5.12 of the previous version of the CTMP specified how unexpected delivery vehicles would be accommodated if they could not be accommodated within the site boundary. This detail is missing from the latest version of the CTMP. **The latest version of the CTMP should clearly state how and where unexpected delivery vehicles will be managed.**

Summary of Outstanding Actions

1. **Swept Paths (Construction Phase) -** Indicate location of the lorry park on a suitable plan and provide confirmation from the landowner that the facility can be used for the duration of works. Include this detail in a revised CTMP, or confirm why the lorry park is no longer required.

2. **Swept Paths (Operational Phase) -** Submit the full revised plan (RC009 Rev A) – not just an unclear extract.

3. **Drawings -** Include clear, full-size drawings of all the drawings referred to in the CTMP in an appendices (not unclear extracts).

4. **Signage** - The proposed signage proposed and its locations should be made clear within a revised version of the CTMP.

5. **Overspill Parking** - Show the location of the layby referred to, provide landowner confirmation for use during the works, and include in a revised CTMP.

6. **Holding point -** Show its location on a suitable plan, provide landowner confirmation for use during works, and include in revised CTMP.

7. **Page 16, para 4.3:** Complete the incomplete sentence and provide details of where additional parking requirements will be provided to prevent overspill on the road network.

8. **Visibility Splays** – The revised CTMP should reference visibility splays at the exit as was included within previous versions of the CTMP.
9. **Unexpected Delivery Vehicles** - The revised CTMP should clearly state how and where unexpected delivery vehicles will be managed.

Note: With reference to Conditions 3 (gcn conservation plan); Condition 5 (contamination); and Condition 10 and 11 (drainage), will be addressed by other sections of the council.

KWEdwards

Contracts & Engineering Manager

On Behalf of The Chief Officer, Environment & Technical