MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2026/0009	**Your Ref:**	P/2026/0009
Date:	06/02/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 9 (CYNLLUN TEITHIO), 11 (SŴN) A 15 (CYNLLUN RHEOLI PARCIO CEIR) CANIATÂD CYNLLUNIO P/2022/0820 / DISCHARGE OF CONDITIONS 9 (TRAVEL PLAN), 11 (NOISE) AND 15 (CAR PARK MANAGEMENT PLAN) OF PLANNING PERMISSION P/2022/0820

LOCATION: MAELOR FOOD LIMITED, PICKHILL LANE, CROSS LANES, WREXHAM, LL13 0UE

I refer to your consultation / email dated 12/01/2026 in respect of the above.

CONDITION 9 – Travel Plan

Comments from the WCBC Active Travel Section as follows:-

After reviewing the updated Travel Plan and incorporating the previously suggested features and facilities, it is identified that most of the recommended features have been included within the proposed designs. However, the Travel Plan and associated drawings do not reference a high standard of shower and changing facilities, or whether they are already in place. The inclusion of an electric bike charging point, is also not shown within the Travel Plan. The Travel Plan indicates that the Cycle to Work scheme will be implemented following completion of the works. This scheme could be introduced at an earlier date, given that there are already staff who work in the building, some of whom already cycle to work. An updated Travel Plan will be required to be shared with the LHA on a yearly basis, along with the yearly travel surveys.

CONDITION 15 – Car Park Management Plan

Comments from the WCBC Active Travel Section as follows:-

A review of the updated Car Parking Management Plan has been completed, incorporating the suggested features and facilities. This review confirms that most of the recommendations have been added into the updated plan and associated drawings. However, the provision of a 6.0-metre aisle width in the car park is not shown in the Car Parking Management Plan or the attached drawings.

Another additional condition that the LHA wish to ensure is that vehicles associated with the site (staff or visitors) will not be permitted to park on the adjoining highway.

Conclusion

In conclusion, the LHA request the following:-

- **Travel Plan**

  The LHA recommend the applicant addresses the issues raised above.

- **Car Park Management Plan (CPMP)**

  The LHA recommend the applicant provides a revised site layout plan indicating the clearance behind each parking space (ie/ minimum distance of 6m with annotated dimensions).

  A statement within the CPMP indicating that all parking spaces will be marked out with white lining materials.

  The LHA recommend the applicant provides a revised CPMP stating that no staff or visitors at the site will be permitted to park on the adjoining highway.

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 / 171 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.