MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/AO/P/2025/0300/R2	**Your Ref:**	P/2025/0300
Date:	04/03/2025		

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PROPOSAL: NEWID DEFNYDD TIR AR GYFER EI DDEFNYDDIO FEL FFERM GOED NADOLIG A CHANOLFAN HAMDDEN AWYR AGORED I GYNNWYS CANOLFAN CEIRW, PADLFYRDDIO, GWEITHGAREDDAU DWR AC YMESTYN Y LLYN PRESENNOL, CREU LLWYBR RHISGL, CODI ADEILAD I DDARPARU SWYDDFA, STORFA PEIRIANNAU AC OFFER, STORFA WELLT A GOFOD BAE SALWCH/MAMOLAETH AR GYFER CEIRW A CHREU MAES PARCIO, MYNEDIAD A THIRLUNIO SAFLE / CHANGE OF USE OF LAND FOR USE AS CHRISTMAS TREE FARM AND OUTDOOR RECREATION CENTRE TO INCLUDE REINDEER CENTRE, PADDLE BOARDING, WATER RELATED ACTIVITIES AND EXTENSION OF EXISTING LAKE, CREATION OF BARK FOOTPATH, ERECTION OF BUILDING TO PROVIDE OFFICE, MACHINE AND EQUIPMENT STORE, HAY/STRAW STORAGE AND SICK BAY/MATERNITY BAY SPACE FOR REINDEER, AND CREATION OF CAR PARK, ACCESS AND SITE LANDSCAPING
LOCATION: CHRISTMAS FARM, LLAY ROAD, CEFN Y BEDD, WREXHAM, LL12 9UG

I refer to your consultation email in respect of the above.

Following the Local Highway Authority (LHA) Consultation Response of 22/12/25, the applicant has submitted further additional information to address points that had not been addressed from the earlier LHA consultation response 17/10/25.

From this the following points remained outstanding:

- On all amended site access plans on both sides of the carriageway, but particularly on the southern side of the carriageway, the background mapping presents a grey line that runs parallel to what all the drawings show as the kerb-line / edge of carriageway. In places there is a significant difference between this line and the kerb/edge of carriageway (+/-). The LHA require confirmation on what this line represents.
  The latest information provides an explanation of this line and this addresses this comment.

- Cycle Parking Provision – cycle parking must be provided in accordance with the Council's Local Planning Guidance Note 16 and provided to meet the standards set out in the Welsh Government Active Travel Act Guidance. An updated plan will be required to show this detail.

The updated information confirms the applicant will be happy to accept a condition requiring cycle parking details to be provided. The LHA confirms it is happy with this approach and proposal.

Further to the above points the applicant confirms they agree that a Servicing Management Plan will be required by way of a suitably worded condition required be prepared and submitted for approval to ensure the interface between car parking and conflict with service vehicles is managed accordingly.

It is also agreed by the applicant that the access junction mouth from the highway boundary to the access gates will be formal hardstanding.

It is also agreed by the applicant that a condition to restrict opening times can be imposed to restrict opening hours to daylight hours, to protect pedestrian safety.

As noted earlier, should permission be awarded, suitably worded conditions will be required for the following:
- Servicing Management Plan
- Parking Management Plan
- Construction Traffic Management Plan

Outstanding Matters

The LHA requested swept-paths be provided for HGVs that show access, internal circulation and egress as one complete swept-path, with a separate left turn and right turn image.
The updated information provides this but does not present sufficient clarity, with the plans not showing sufficient definition. As a final check it is requested that the swept-path plans for the junction mouth and turns in / out by the larger vehicles are provided in greater detail.

KWEdwards
Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical