Project: **PROPOSED RESIDENTIAL REDEVELOPMENT FOR 16 * APARTMENTS**

Title: - **ADDITIONAL INFORMATION IN RESPONSE TO PLANNING APPLICATION CONSULTATON COMMENTS RECEIVED FROM WREXHAM COUNCIL HIGHWAYS PLANNING APPLICATION REF: P/2024/1692, DATED 6 JANUARY 2025**

Date: - **March 2026**

1.0 INTRODUCTION

1.1 This Highways Technical Note has been prepared to provide additional points of detail in response to the consultation response received from Wrexham Council (WC) highways in relation to the submitted planning application for the proposed development of 16 apartments (affordable homes) at the site of the Engedi Chapel and Brymbo Methodist Church, High Street, Brymbo.

1.2 The planning application for the proposals was validated by WC on 24 December 2024, with detailed highways comments on the application received on 7 April 2025. FTP provided a response to these comments in July 2025, following which further comments have been received from the LHA in January 2026. This note provides a response to those areas on which further detail has requested.

1.3 Responses to all points is provided are chapter 2.0 to this note.

2.0 RESPONSE TO MATTERS WC HIGHWAYS CONSULTATION COMMENTS

2.1 Overview

2.1.1 The following sections of this report provide a response to all points raised by WC Highways is their consultation comments relating to the redevelopment of the Engedi Chapel and Brymbo Methodist Church.

2.2 Point 1: Confirmation of Speed Survey Data

2.2.1 The speed survey was undertaken manually in accordance with CA 185 which required speeds to be collected in free flow conditions. Due to the narrow nature of High Street, an element of give/take occurs, and therefore high propensity for vehicles to either be stopped / slowing over ATC tubes. An ATC would therefore not produce an accurate 85th percentile speed in this instance, with the manual survey ensuring that only the speeds of those vehicles in free flow conditions were recorded.

2.2.2 The speed readings were collected on Thursday 12th September 2024 between the hours of 10:00-12:00 and 14:00-16:00, in accordance with CA 185. Speeds of vehicles as the travelled southbound on High Street past properties 1/2 Gwalia were recorded (i.e. the end of the available visibility splay from the proposed access to the north).

2.2.3 Whilst ideally a minimum of 200 vehicle speeds should be recorded during each individual speed measurement period, High Street is lightly trafficked and the survey recorded all free-flowing vehicles during the survey period.

2.2.4 The survey recorded an 85th percentile speed of 20.5mph, which in our view confirms that the available 2.0m x 25m splay is acceptable.

2.3 Point 2: Confirmation of Existing High Street Vehicular Access

2.3.1 No further comment required.

2.4 **Point 3: Proposed Access off Tai Owain**

2.4.1 Further tweaking of the swept path assessments for vehicles exiting the norther Tai Owain parking space has been requested. It is noted that a small verge is available, and the minor vehicle overhang of the tracked estate vehicle could be accommodated here. Nevertheless the minor tweak have been made and attached in **FTP Drawing J000488/ATR005C** to this note.

2.5 **Point 4: Proposed Access off High Street**

2.5.1 Further clarification of the visibility splay from the proposed High Street access to the north has been requested. A revised drawing extending north has been requested, showing the splay to the centre of the carriageway (see drawing **FTP Drawing J000488/SK102B** attached to this note). The existing boundary wall at the application site (north) would be removed and the splay is shown to the front of the Gwalia boundary wall.

2.6 **Point 5: Proposed Footway / Crossing Improvements**

2.6.1 FTP can confirm that the footway widening at High Street and Tai Owain represents land entirely within the application site and would not impact the existing carriageway.

2.6.2 The applicant would be happy to replicate the tactiles on the opposite side of the High Street / Tai Owain junction as shown in the updated site plan (**Creu Architects Drawing CREU-C484-006-P-PROPOSED SITE**).

2.6.3 The updated site plan at **Creu Architects Drawing CREU-C484-006-P-PROPOSED SITE** also confirms that the access gradient profile that complies with the LHA's guidance: 1:24 for the first 10m behind the highway. All other updated plans indicate this detail where specified.

2.6.4 WCBC Building Control Section have confirmed that there is no issue with access for emergency service vehicles (refer to email attached at **Appendix HTN1**).

2.7 **Point 6: Parking and Turning Provision**

2.7.1 No further comment.

2.8 **Point 7: Cycle Parking / Storage**

2.8.1 The latest site plan includes for 11 bicycle parking spaces and 1 cargo bike space. In the applicant's extensive experience as an RSL, they have consistently observed a low rate of bicycle ownership for residents in one-bed flatted schemes. The site is well connected and provides ample opportunities for travel by foot to encourage active travel, with the proposed 11 bike / 1 cargo bike store providing a higher level of cycle parking than has been observed at other schemes. For these reasons, the proposed bike store is considered entirely appropriate. Similar to another scheme being promoted by the applicant in Wrexham, the applicant would carry out regular site visits and annual surveys as part of their usual resident engagement. Their Housing team stays in frequent contact with residents, so they can monitor bicycle parking demand and respond quickly if needed.

2.9 **Point 8: Turning Provision – Delivery Vehicles**

2.9.1 Further clarification has been requested re. bin stores and how collection will occur. We can confirm that the bin stores are all located off Tai Owain (see **Creu Architects Drawing CREU-C484-006-P-PROPOSED SITE**) and refuse vehicles will access them via this route. WCBC Waste Strategy Officer has confirmed that the bin store location is acceptable and that refuse vehicles reverse up the driveway to serve the existing Tai Owain development. They would serve the proposed development at the same time, so no change to existing arrangements. Refer to correspondence with WCBC Waste Strategy Officer attached at **Appendix HTN2**.

2.10 **Point 9: Car Parking Management Plan**

2.11 The LHA request that further information on the parking situation at similar Wales and West Housing Association developments. The applicant has provided all available information in relation to existing car park operation, and reiterates that management of their car parks has not been necessary due to the low car ownership amongst residents. Indeed, as 1 space per unit is proposed at this site, it is

expected that there will not be any issues with parking on-site. It is therefore considered that the submission and operation of a car parking management plan is not required.

2.12 **Point 10: Swept Path Assessment**

2.12.1 Further tweaking of the swept path assessments for vehicles exiting the norther Tai Owain parking space has been requested. It is noted that a small verge is available, and the minor vehicle overhang of the tracked estate vehicle could be accommodated here. Nevertheless, the minor tweak has been made and attached in **FTP Drawing J000488/ATR005C** to this note.

2.13 **Point 11: Traffic Generation**

2.13.1 No further comment.

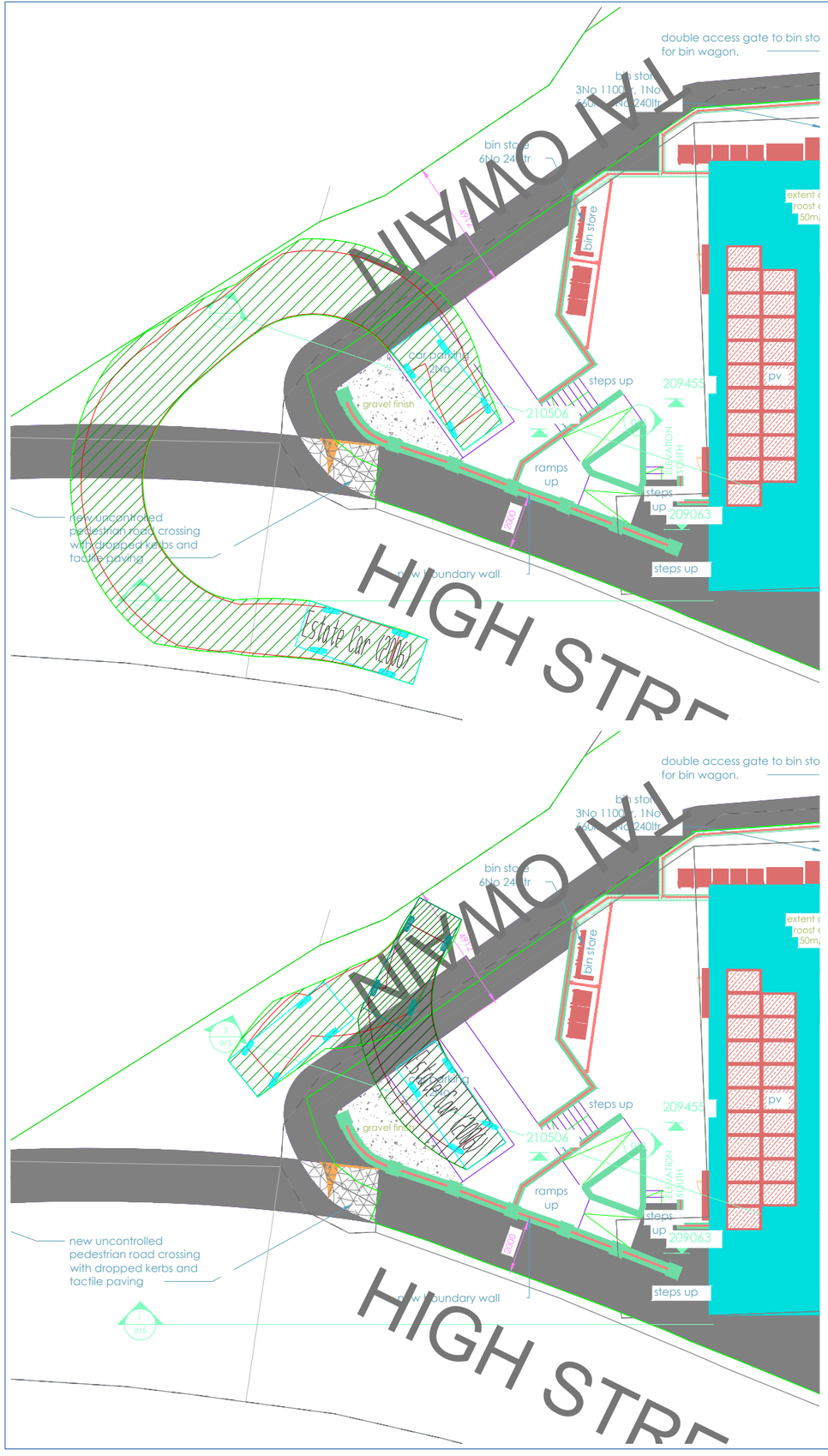
2.14 **Other comments**

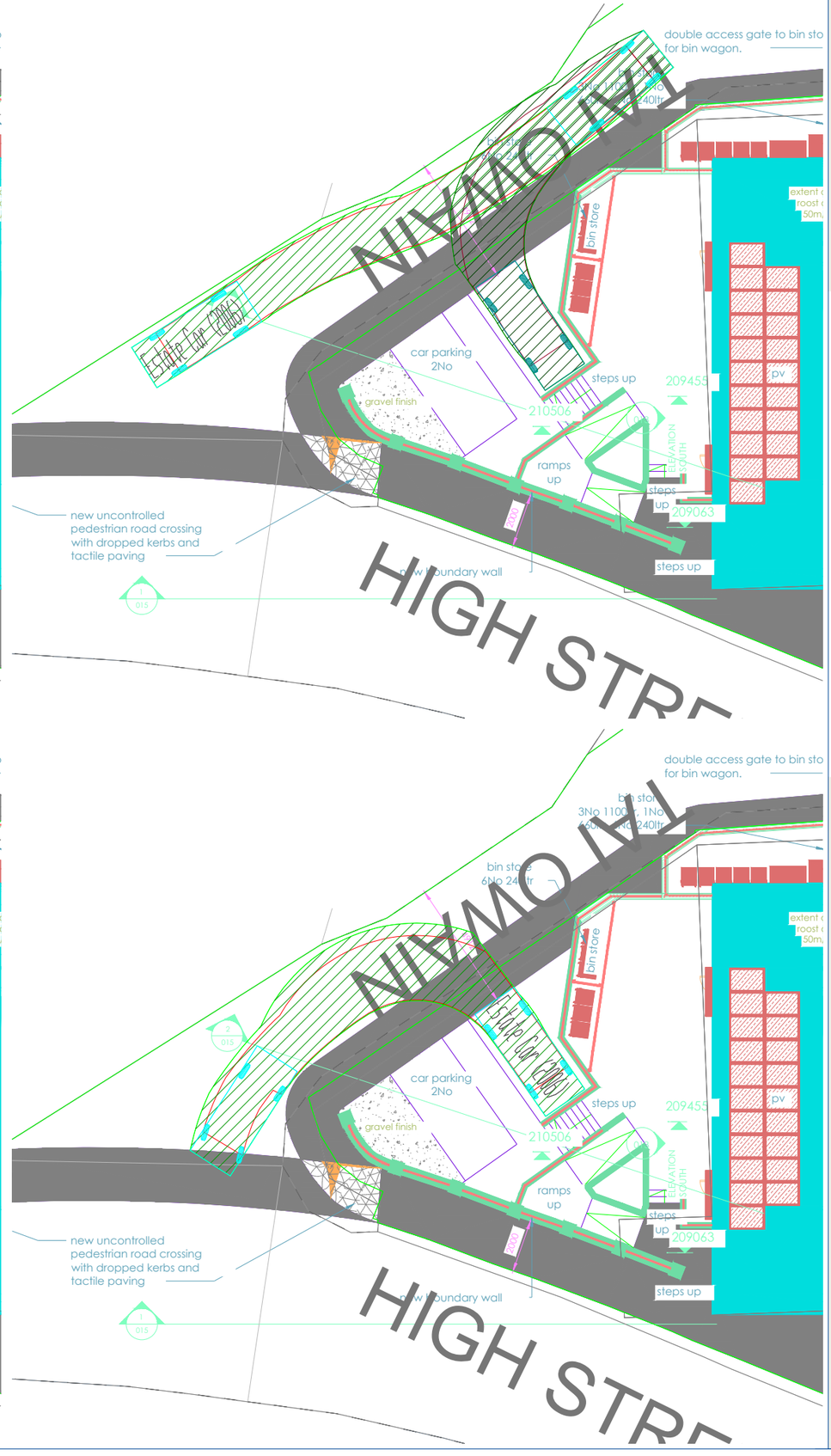
2.14.1 Bin store access has been tweaked to ensure that doors do not open onto public highway.

2.14.2 CTMP condition noted.

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DRAWINGS





Revision:

A	Updated site plan	17.02.24
B	Updated site plan	07.11.24
C	Updated site plan & revised tracking	12.03.26

Client:
Wales & West Housing

Project:
Brymbo Engedi Chapel

Drawing Title:
Swept Path Assessment
Car Park Access &
Parking Bays 16-17

Drawing Number: J000488-ATR005

Revision: C

Date: 19.12.23

Scale: 1:200

Drawn By: KG

Checked By: KG

Status: Information

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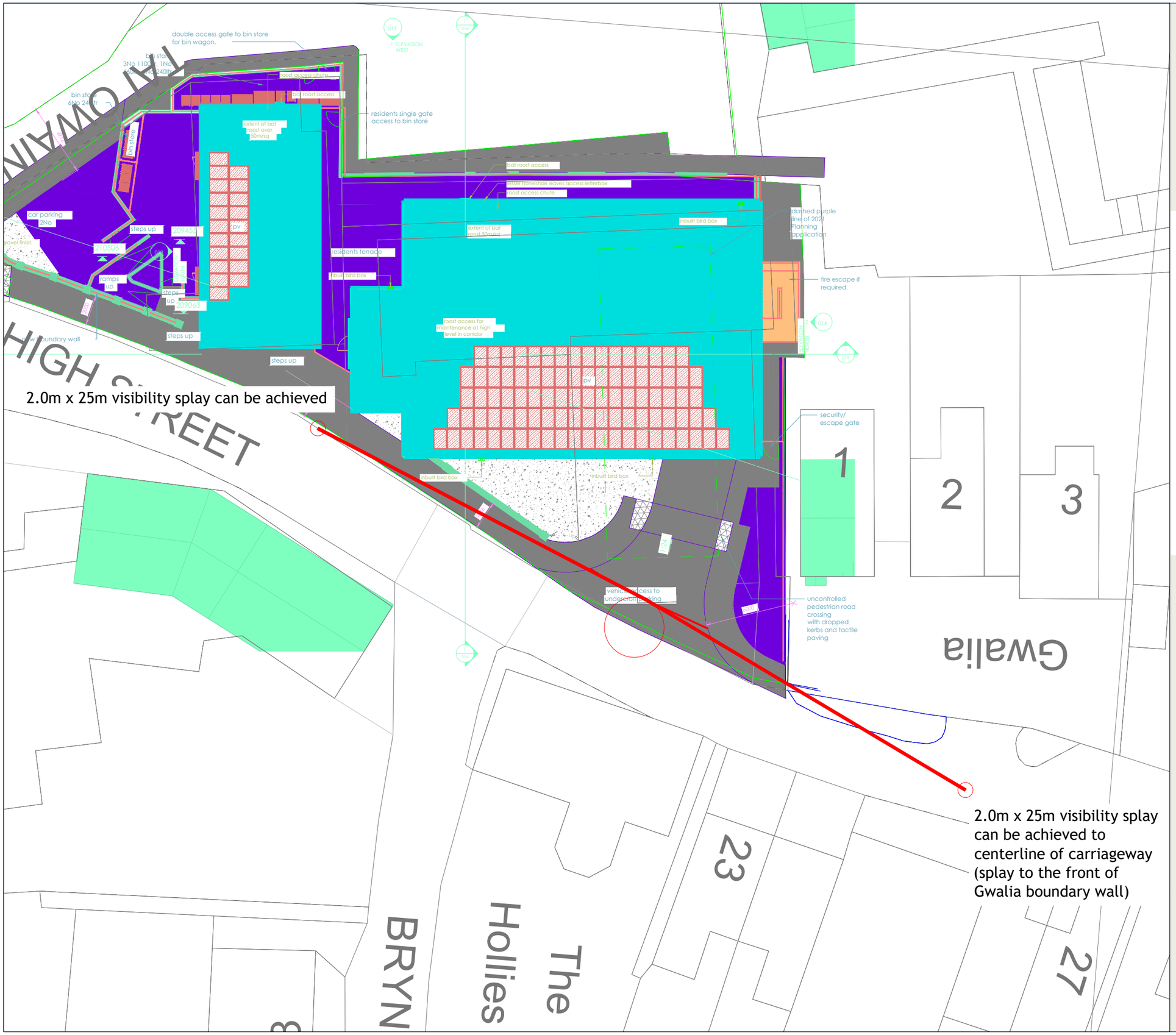
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Revision:

A	Updated site plan	07.11.24
B	Updated site plan & modified plan orientation	12.03.26

Client: Wales & West Housing

Project: Brymbo Engedi Chapel

Drawing Title: Visibility From Proposed Site Access

Drawing Number: J000488-SK102

Revision: B

Date: 17.04.24

Scale: 1:250@A3

Drawn By: KG

Checked By: KG

Status: Information

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scan the qr code with your mobile phone camera for an illustrative video of the site panorama



1 **PROPOSED SITE**
1 : 100

Revision	Description	Date of Revision	Issued by
N	dashed line of 2021 Planning application shown	2026.03.11	AJR
P	ramped access to App01 & 02, bin layout adjusted in bin stores. bike store layout revised	2026.03.11	AJR
M	referece to ext bike store removed	2026.02.13	AJR
L	bin store gates to open in. cycle hoops for 4No bikes added to southern corner of site. undercroft parking access to be 1:24. dropped kerb replicated on opposite corner of tai owen junction	2026.02.11	AJR
K	revised to suit highways comments.	2025.07.04	AJR
J	southern ext works and parking revised, car park ramp gradient reduced apartment access and floor level revised to suit	2025.06.17	AJR
H	southern pavement revised to provide min 1800mm pavement. walls adjusted to suit. qr codes changed	2024.11.04	AJR
G	revised to pac comments.	2024.10.14	AJR
F	bike parking to undercroft and vehicle entrance revised to transport eng details	2024.04.17	AJR
E	circulation stair widened to riser/ meters. feature brickwork removed. bat access chutes added. annotation added to bat roosts. bin store added adj to app 01 & 02	2024.03.28	AJR
D	qr code revised. window cill added to ground floor walkup apartment. pedestrian road corossing added to floor plans	2024.02.16	AJR
C	bin store revised to accomodate 3No 1100ltr, 1No 660ltr & 12No 240ltr. pedestrian crossing shown. comunal corridor reduced to 1350 wide. artstone cills added to windows within render	2024.02.15	AJR
B	revised to suit client comments.	2024.02.07	AJR
A	revised and issued for client review	2024.01.16	AJR

drawing status: for construction, for approval, for discussion

Project: ENGEDI CHAPEL, BRYMBO
Sheet name: PROPOSED SITE
Scale@A1: 1 : 100
Date: 2024.01.16
Revision P
Drawing No 006
Project name C484

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cartref workstage 3

11/03/2026 14:33:03

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APPENDICES



APPENDIX HTN1

From: Nigel Byrne <[redacted]>
Sent: 05 March 2026 15:59
To: Luke Morris <[redacted]>
Subject: FW: Brymbo Engedi Chapel, LL11 5BL - emergency service vehicle access

RHYBUDD: Mae'r neges hon wedi tarddu o'r tu allan i system E-bost Grŵp WWH. Ni ddylech ateb, clicio ar nac agor atodiadau oni bai eich bod yn adnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Afternoon Luke,

Based on the information provided, I can see no issues with access for emergency service vehicles

Regards

Nigel

Nigel Byrne
Arolygydd Adeiladau Cofrestredig/ Registered Building Inspector
Economi a Chynllunio/Economy and Planning
[redacted]
Neuadd y Dref, Wrecsam, LL11 1AY
Guildhall, Wrexham, LL11 1AY
wrecsam.gov.uk / Wrexham.gov.uk
twitter.com/cbswrecsam / twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam / facebook.com/wrexhamcouncil

To submit a new Building Regulations application please click on the link below:-
https://www.submitaplan.com/
To make a Building Regulations payment, please click on the link below:-
www.wrexham.gov.uk/BCpayments
www.wrecsam.gov.uk/taliadauRA
LABC Front Door | Home improvements & building regulations advice for homeowners and builders
Cert Nos: 16180
Standard Certificated to: ISO 9001:2015

Certificate Number 1122
ISO 9001
ISO 14001
OHSAS 18001



APPENDIX HTN2

From: Catherine Golightly [redacted]
Sent: 25 February 2026 09:08
To: Luke Morris [redacted]
Cc: Gabrielle Povey [redacted]
Subject: RE: Advice about bin store for new flatted development at Brymbo Engedi Chapel & Methodist Church

RHYBUDD: Mae'r neges hon wedi tarddu o'r tu allan i system E-bost Grŵp WWH. Ni ddylech ateb, clicio ar nac agor atodiadau oni bai eich bod yn adnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Hi Luke

Apologies, I was on my own last week and it was a little hectic.

Yes, WCBC collect the bins from Tai Owain. I have spoken with the Waste Supervisor and they explained that they reverse up the driveway to the building because there isn't enough space to turn the vehicle around in the car park.

Do you have the most up to date proposed plan and then I can pass it by the Operations Team.

I hope that helps.

Catherine

External
From: Luke Morris [redacted]
Sent: 19 February 2026 13:30
To: Catherine Golightly [redacted]
Cc: Gabrielle Povey [redacted]
Subject: RE: Advice about bin store for new flatted development at Brymbo Engedi Chapel & Methodist Church

Hi Catherine,

Just wanted to check if you saw my email earlier this week and might be able to assist. To help inform our proposed refuse collection arrangement, it would be really useful to know whether the bin collection at Tai Owens is carried out by WCBC and where exactly the bins are collected from.

Many thanks,
Luke

Luke Morris | Development Officer | Wales & West Housing
North Wales Office: Tŷ Draig, St David's Park, Ewloe, Deeside CH5 3DT
[redacted]

External
From: Luke Morris
Sent: 16 February 2026 17:04
To: Catherine Golightly <[redacted]
Cc: Gabrielle Povey [redacted]
Subject: RE: Advice about bin store for new flatted development at Brymbo Engedi Chapel & Methodist Church

Hi Catherine,

I hope you are well.

You might recall discussing our proposed development at Brymbo Engedi Chapel, Brymbo, LL11 5BL a couple years ago. We're still trying to find the best solution for the refuse collection, and it would be really useful to know the collection arrangement for Tai Owens (the council owned flats behind the site). Do you have any information on this? If not, would you kindly be able to point me in the right direction to find this out?

Many thanks,
Luke

Luke Morris | Development Officer | Wales & West Housing
North Wales Office: Tŷ Draig, St David's Park, Ewloe, Deeside CH5 3DT
[redacted]

From: Luke Morris [redacted]
Sent: 16 February 2024 09:25
To: Catherine Golightly [redacted]
Cc: Gabrielle Povey [redacted]
Subject: RE: Advice about bin store for new flatted development at Brymbo Engedi Chapel & Methodist Church

Hi Catherine,

No worries, thank you for the confirmation.

Kind regards,
Luke

Luke Morris | Development Officer | Wales & West Housing

North Wales Office: Tŷ Draig, St David's Park, Ewloe, Deeside CH5 3DT
[redacted]

From: Catherine Golightly
Sent: Thursday, February 15, 2024 11:13 PM
To: Luke Morris
Cc: Gabrielle Povey
Subject: RE: Advice about bin store for new flatted development at Brymbo Engedi Chapel & Methodist Church

RHYBUDD: Mae'r neges hon wedi tarddu o'r tu allan i system E-bost Grŵp WWH. Ni ddylech ateb, clicio ar nac agor atodiadau oni bai eich bod yn adnabod yr anfonwr ac yn gwybod bod y cynnwys yn ddiogel.

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Good evening Luke,

Sorry, that I am only just getting back to you now. I have just looked at the plan that you sent in January and this is helpful. Yes, I think that the bin store location is acceptable.

I hope this helps and apologies for my delay in my responding.

Kind regards

Catherine

Catherine Golightly
Swyddog y Strategaeth Wastraff/Waste Strategy Officer

[redacted]

Cyngor Bwrdeistref Sirol Wrecsam, Adran Amgylchedd a Thechnegol, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW

Wrexham County Borough Council, Environment & Technical Department, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW

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