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11th January 2023

Mr D Fitzsimon
Chief Officer Economy and Planning
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

For the attention of Matthew Phillips

Dear Matthew

P S278 Off-site Highway Works Phasing Schedule in accordance with Condition 5 of Outline Permission Code no. P/2004/0940 and subsequently varied under Code no P/2008/1063 Residential Development (223 dwellings) Wrexham Road Development, Rhostyllen.

As you are aware, following your meeting with Steve Griffin and Dave Williams on Friday 6th January 2023, we are about to continue construction of the above site. The Outline consent referred to above requires the approved highway works to be implemented in accordance with the timescale to be agreed with the Local Planning Authority. We are therefore requesting clarity and written agreement of how we best proceed with these improvements, particularly given the potential for disturbance to local residents and traffic disruption along Wrexham Road.

The intention is to implement the approved highway works in a way which minimises disruption, but at the same time ensures the necessary improvements are made to serve each stage of the development.

As you will acknowledge this is a large site and we have recently received approval for a Non Material Amendment (P/2023/0968) on 8th December 2022 which included a phasing plan. The intention is to undertake the highway improvement works necessary to serve each of the 4 phases of development as we progress from one end of the site

to the other. Enclosed is a copy of the approved phasing plan with the proposed schedule of highway works to serve each phase. The scheme is also supported by a recent transport assessment undertaken by Prime Transport Planning in November 2022. The highway improvements would be proportionate to and implemented in accordance with each recently approved phase of development.

This would enable the development to proceed in a more logical and less disruptive manner. It is a sensible and pragmatic solution which results in less disruption in terms of noise/dust etc. to local residents and significantly less impact upon traffic movements along Wrexham Road. It also allows for the much needed affordable housing element within phase 1 to come forward at an early stage of the development.

Needless to say, we remain fully committed to implementing all of the approved highway improvements required by the Planning Permission and this approach does not alter that position.

I look forward to your written approval.

Yours sincerely

