MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Philip Mullineux
Our Ref:	ET/DC/AO/P/2025/0697-Res3	**Your Ref:**	P/2025/0697
Date:	28/05/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: HYBRID PLANNING APPLICATION: A) FULL PLANNING PERMISSION FOR CHANGE OF USE OF WAREHOUSE TO CLASS B2 (BREWERY) AND THE CHANGE OF USE OF BUILDING TO A MUSEUM/TAPROOM/RESTAURANT/SHOP, AND B) OUTLINE PLANNING PERMISSION FOR A NEW COMMERCIAL OFFICE BUILDING, CREATION OF PUBLIC REALM AND LANDSCAPING, ACCESSIBILITY IMPROVEMENTS INCLUDING NEW HIGHWAY INFRASTRUCTURE AND PEDESTRIAN FOOTBRIDGE, PARKING FACILITIES AND COACH/TAXI DROP OFF (SOME MATTERS RESERVED) / CAIS CYNLLUNIO HYBRID: A) CANIATÂD CYNLLUNIO LLAWN AR GYFER NEWID DEFNYDD WARWS I DDOSBARTH B2 (BRAWDY) A NEWID DEFNYDD ADEILAD I AMGUEDDFA/YSTAFEL DAP/BWYTY/SIOP, A B) CANIATÂD CYNLLUNIO AMLINELLOL AR GYFER ADEILAD SWYDDFA MASNACHOL NEWYDD, CREU PARTH CYHOEDDUS A THIRLUNIO, GWELLIANNAU HYGYRCHEDD GAN GYNNWYS SEILWAITH PRIFFYRDD NEWYDD A PHONT DRED I GERDDWYR, CYFLEUSTERAU PARCIO A LLE GOLWNG I BYSIAU/TACSIS (CADWIR RHAI MATERION)

LOCATION: LAND AT WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, WREXHAM, LL11 2AA

Introduction
Following clarification on a number of points raised in the Local Highway Authority's second response, a package of further information was submitted.

This information addresses all remaining points and the LHA are satisfied that the impact and effects of the proposed development have been assessed and will not result in a negative impact on the transport network or it's users.

The LHA is therefore content to support the application, subject to the following conditions:

Conditions:

Travel Plan: Prior to first use of the development, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. *Reason: To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.*

Construction Traffic Management Plan: No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved

has been fully implemented. *Reason: In the interest of safety and the free flow of traffic on the adjoining highway.*

Car Park Management Plan: No part of the development shall commence until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented. This CPMP must detail how parking for station users will be managed and how this demand will be managed against development related parking demand. This CPMP must also detail how accessible parking is to be provided and how Electric Vehicle charging provision will be delivered *Reason: In the interest of safety and the free flow of traffic on the adjoining highway.*

Provision of Cycle Parking Facilities
Prior to first use of the development on-site cycle parking facilities shall be provided in strict accordance with the Councils Parking Standards and the Welsh Government Active Travel act Guidance. *Reason: To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.*

KWEdwards

Contracts & Engineering Manager

On behalf of Chief Officer, Environment & Technical