MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Sharon Holman
Our Ref:	ET/DC/PP/P/2026/0009 Res(2)	**Your Ref:**	P/2026/0009
Date:	05/06/2026		

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 28/04/2026 in respect of the above.

CONDITION 9 – Travel Plan

Comments from the WCBC Active Travel Section as follows:-

As requested, the latest version of the Travel Plan received notes that a shower and changing facilities are located at the site and that information on these will be promoted. **Please can the applicant confirm that these facilities are accessible to all.**

The Travel Plan and location plan now include reference to the electric bike charging facilities to be included which is considered acceptable.

The Travel Plan now states that the Cycle to Work scheme would be implemented immediately upon consent of the planning permission which is considered acceptable.

It is noted that the current travel plan was first created for planning application P/2022/0820, with Condition 9 referenced:-

Prior to the first weekly production exceeding 1,000,000 birds, a Travel Plan shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage employees to travel to and from the site by non-car means, to promote car sharing and details of annual monitoring. Annual monitoring reports shall be submitted to the Local Planning Authority following the first anniversary of the first increase in production hereby approved, and every year thereafter up to and including the fifth anniversary.

The LHA recommends confirmation that more than 1,000,000 birds per week are already being processed. The timeline of the travel plan is presently ambiguous, though the document states in *1.4: This TP builds upon the current live TP and measures already implemented by Maelor Foods*.

The LHA recommends that an annual staff travel survey be undertaken and an updated travel plan shared with the authority for a further 5 years from granting of planning permission.

CONDITION 15 – Car Park Management Plan

Comments from the WCBC Active Travel Section as follows:-

The latest drawing included in the car park management plan confirms the provision of a 6.0-metre aisle width in the car park between rows which is considered acceptable.

The submitted CPMP states that no staff or visitors to the site will be permitted to park on the adjoining highway.

The revised Car Park Management Plan is considered acceptable.

Conclusion

In conclusion, the LHA request the following:-

- **Travel Plan**

  The LHA recommend the applicant addresses the issues highlighted above.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

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:

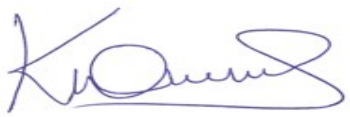
1. *Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);*
2. *Use of a parking space for a set down/delivery area;*
3. *Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant 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.



On behalf of the Chief Officer Environment and Technical