Application by Wrexham Gateway Partnership for the Wrexham Gateway – Eastern Development Zone

Wrexham County Borough Council Planning Application Reference: P/2025/0697

Royal Mail further consultation response at July 2026

Introduction

These representations update from Royal Mail's consultation response on this planning application in October 2025, which followed Royal Mail's consultation response to the applicant's pre-application consultation as submitted in August 2025.

Royal Mail Group Limited (Royal Mail) and its consultants BNP Paribas Real Estate have reviewed the latest files on the Wrexham County Borough Council website for the above planning application including Wrexham County Borough Council Highways consultation response dated 28 May 2026.

Whilst Royal Mail has no issue of principle with the Wrexham Gateway scheme and does not wish to delay or stop the construction works from occurring, Royal Mail must ensure the protection of its future ability to provide an efficient mail sorting and delivery service to the public during the construction phase of this proposed development in accordance with its statutory obligations.

Royal Mail – relevant information

Under section 35 of the Postal Services Act 2011, Royal Mail has been designated by Ofcom as a provider of the Universal Postal Service. Royal Mail is the only such provider in the United Kingdom. The Act provides that Ofcom's primary regulatory duty is to secure the provision of the Universal Postal Service. Ofcom discharges this duty by imposing regulatory conditions on Royal Mail, requiring it to provide the Universal Postal Service.

Royal Mail is under some of the highest specification performance obligations for quality of service in Europe. Its performance of the Universal Service Provider obligations is in the public interest, and this should not be affected detrimentally by any statutorily authorised project.

Royal Mail's postal sorting and delivery operations rely heavily on the road network. Royal Mail's ability to provide efficient mail collection, sorting and delivery to the public is sensitive to changes in the capacity of the highway network. Every day, in exercising its statutory duties multiple Royal Mail fleet, staff and visitor vehicles use the A541 Regent Street which provides the principal access to the Delivery Office. As set out below, it is considered that there is a potential for the A541 Regent Street to be affected by construction traffic and traffic management measures during the construction phase of the Gateway scheme.

Royal Mail is a major road user nationally. Disruption to the highway network and traffic delays can have direct consequences on Royal Mail's operations, its ability to meet the Universal Service Obligation and comply with the regulatory regime for postal services thereby presenting a significant risk to Royal Mail's business.

Any periods of road disruption / closure, night or day, on or to the surrounding highway network has the potential to impact operations and may consequently disrupt Royal Mail's ability to meet its Universal Obligation service delivery targets.

Wrexham Delivery Office

Royal Mail owns and operates the Wrexham Delivery Office which sits immediately adjacent to the proposed Wrexham Gateway pre-application boundary.

In 2021 Royal Mail invested in a significant expansion and reconfiguration of the DO site to provide additional capacity, demonstrating Royal Mail's ongoing commitment to the site and its key strategic importance.

Royal Mail has no plans to close Wrexham DO or reduce the size of its operation, and the site is currently operating effectively. All mail and parcel movements in to and out of Wrexham Delivery Office are by road, via the A541 Regent Street. Maintaining clear access on this route is therefore essential at all times.

Royal Mail position on Wrexham Gateway at July 2026

The construction phase of the proposed Wrexham Gateway scheme has the potential to impact upon Royal Mail as follows:

1. Potential for the construction works and the associated traffic management proposals to impact Royal Mail's road-based distribution and delivery services through delays and disruption. This is particularly given the proximity of the proposals and the Delivery Office access off Regent Street.

2. Due to the proximity of the scheme to the DO there is a particular risk during the construction period of other disturbance to RM operations, staff and customers including from noise and dust.

As previously indicated, advanced knowledge and approval of any Traffic Management, road closures or other works affecting the public highway and its capacity or journey times is key to enabling Royal Mail to manage impacts on its operations and business. These mitigation measures were requested at pre-application stage and the request was repeated in Royal Mail's October 2025 consultation response. No evidence has been found of a commitment to deliver these mitigations for Royal Mail. Therefore, Royal Mail further reiterates its request for a firm commitment to advanced consultation in relation to works affecting the highway by the Partnership or its contractors.

Royal Mail notes that Wrexham County Borough Council Highways have specified in their consultation response dated 28 May 2026 a planning condition requiring that ***"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."***

In view of this proposed condition, it is requested by Royal Mail that the future Construction Traffic Management Plan includes the following mitigations, which would address 1. above:

a. A requirement that during the construction phase Royal Mail is notified by the Partnership or its contractors at least one month in advance on any proposed road closures / diversions / alternative access arrangements, hours of working;

b. Where road closures /diversions are proposed, the Partnership or its contractors should be required to liaise and consult with Royal Mail at least two months in advance to ensure any alternative highway routes are suitable for Royal Mail operational use and do not unduly restrict or delay Royal Mail from fulfilling its statutory and commercial obligations;

c. A mechanism to inform Royal Mail about any other works affecting the local highways network (having regard in particular to the Delivery Office); and

d. A 24-hour emergency contact to ensure resilience in the event of unexpected disruptions to the Delivery Office operation.

Prior consultation and / or notification have previously been secured by Royal Mail in CTMPs for countless large-scale schemes nationwide, including Nationally Significant Infrastructure such as the National Highways Lower Thames Crossing and the SEGRO's East Midlands Gateway scheme. These measures have been considered reasonable by scheme promoters and have worked to good effect in mitigating impact on Royal Mail's assets and operations.

In relation to 2. above, where non highways related disturbance is likely to occur, including but not limited to, noise, dust etc that could affect the operation of the Delivery Office or materially impact its staff or customers (day or night), Royal Mail requests that under the Construction Traffic Management Plan at least one months' notice of such disturbance is provided by the Partnership or its contractors. The Construction Traffic Management Plan should also place an obligation on the Partnership and its contractors to reasonably minimise any such disturbance or potential for it to occur.

Any questions of Royal Mail should be sent to:

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