# MEMORANDUM

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| **From:** | Chief Officer, Environment & Technical | **To:** | Chief Officer Economy & Planning |
| | | **FAO:** | Jenni Perkins |
| **Our Ref:** | ET/DC/AO/P/2026/0536 | **Your Ref:** | P/2026/0536 |
| **Date:** | 10/08/2026 | | |

**Town and Country Planning Act 1990 (as amended)**

**PROPOSAL: PLANNING PERMISSION P/2025/0430 – DISCHARGE OF CONDITIONS 6 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 7 (ROOT PROTECTION AREAS), 9 (SITE INVESTIGATION / REMEDIATION STRATEGY) AND 13 (HARD AND SOFT LANDSCAPING)**

**LOCATION: LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG**

In accordance with Condition 6 of Planning Permission P/2025/0430 a Construction Traffic Management Plan (CTMP) has been submitted to support the discharge of Condition 6.

The submitted CTMP confirms that construction vehicles will not divert through residential streets or minor/unclassified roads, and that the primary access route will be via the A5156 eastbound from the A483, entering the estate from Bryn Lane before Oak Road.

The CTMP sets out that construction working hours will be restricted to Monday to Friday, 07:00 to 18:00, and Saturday, 07:30 to 15:00, with no working on Sundays or Bank Holidays and confirms that deliveries will not take place during peak traffic periods. Unloading / loading will not be permitted to take place on the highway.

The CTMP states, as required, that no contractor parking will be permitted on-street with dedicated space on-site to ensure no parking on the highway. Parking areas, including overflow parking are located to the north-east or the site, as shown on the parking plan included within the CTMP.

In addition to the above, additional details have been provided for a proposed Sub-station to be located and accessed directly from Oak Road. As this creates a new access junction on the highway details were requested to demonstrate safe and suitable access could be enabled for this sub-station. These details have been provided to the satisfaction of the Local Highway Authority.

On the basis of the detail included in the CTMP the Local Highway Authority are satisfied that Condition 6 can be discharged.

*KWEdwards*

Contracts & Engineering Manager
On behalf of Chief Officer, Environment & Technical