MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0295	**Your Ref:**	P/2026/0295
Date:	17/08/2026		

TOWN AND COUNTRY PLANNING ACT 1990

PROPOSAL: RHYDDHAU AMOD 4 (RHEOLI LLWCH), 5 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 6 (CYNLLUN), 7 (DATGANIAD O DDULLIAU COEDYDDIAETH), 9 (LANDSCAPING), 10 (DEUNYDDIAU), 13 (CYNLLUN TEITHIO), 16 (CYNLLUN AR GYFER DARPARU MAN CHWARAE Â CHYFARPAR I BLANT) A 17 (CYNLLUN AR GYFER CAU HAWL DRAMWY GYHOEDDUS A CHROESFAN AMGEN) CANIATÂD CYNLLUNIO P/2024/1386 / DISCHARGE OF CONDITIONS 4 (DUST MANAGEMENT), 5 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 6 (SCHEME), 7 (ARBORICULTURAL METHOD STATEMENT), 9 (LANDSCAPING), 10 (MATERIALS), 13 (TRAVEL PLAN), 16 (SCHEME FOR PROVISION OF CHILDREN'S EQUIPPED PLAY AREA) AND 17 (SCHEME FOR CLOSING OF PUBLIC RIGHT OF WAY AND ALTERNATIVE CROSSING) OF PLANNING PERMISSION P/2024/1386 LOCATION: LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

I refer to your email dated 14/05/2026 in respect of the above.

This application relates to discharge of conditions from planning permission P/2024/1386. Those of interest to the LHA are as follows

Condition	Title
4	Dust Management
5	Construction Traffic Management Plan
6	Offsite Highways Improvements
13	Travel Plan
17	Closing a PROW and Provisions of an Alternative Crossing

Condition 4 – Dust Management – Redmore

Environmental Dust Management Scheme, 23rd April 2026, Ref.10846.
Print of contact name but no emergency contact number provided. These details should be available at the site entrance on a notice.
Pages 20 and 21 list the positive actions to minimise dust including use of time water sprays where appropriate, enclosed shutes and skips.

The applicant is to confirm emergency contact details and demonstrate they are on a site notice board at the entrance of the site. The LHA do note that the developer responded promptly to complaints regarding dust and debris on the road earlier this year. The LHA have no further comment to make.

Condition 5 – CTMP – SG Estates out Proposed Ph3&4

The site compounds and contractor parking areas are noted.

Reference to regular sweeper provision is noted and immediate action has been taken when contractors vehicles did drop debris.

The document commits to pedestrian segregation also.

The LHA have no additional comment to make.

Condition 6 – Offsite Highways Improvements

This condition cannot be approved nor discharged due to the ongoing discussions with the Developer's Team regarding offsite highways works.

Condition 13 – Travel Plan

This Travel Plan has previously been approved as part of phase 1 conditions sign off.

Condition 17 – Closing the PROW and providing an alternative access

The LHA understand that Network Rail, WCBC's Public Rights of Way officer and Bridges engineer are checking and approving the proposals. There is a Diversion order in place.
Subject to these parties approval of the completed proposals, the LHA have no further comment to make.

Summary

Subject to confirmation of emergency contact details, the LHA have no further comments regarding conditions 4, 5, 13 & 17
Condition 6 requires clarification once discussions have been completed.

KWEdwards

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

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.