MEMORANDUM

wrexham COUNCIL CYNGOR wrecsam

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO:	Jenni Perkins
Our Ref:	ET/DC/DB/P/2026/0295 Response 2	**Your Ref:**	P/2026/0295
Date:	14/10/2026		

TOWN AND COUNTRY PLANNING ACT 1990

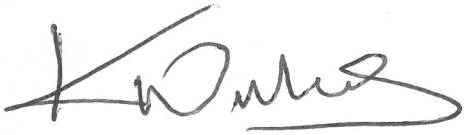
PROPOSAL: RHYDDHAU AMOD 4 (RHEOLI LLWCH), 5 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 6 (CYNLLUN), 7 (DATGANIAD O DDULLIAU COEDYDDIAETH), 9 (LANDSCAPING), 10 (DEUNYDDIAU), 13 (CYNLLUN TEITHIO), 16 (CYNLLUN AR GYFER DARPARU MAN CHWARAE Â CHYFARPAR I BLANT) A 17 (CYNLLUN AR GYFER CAU HAWL DRAMWY GYHOEDDUS A CHROESFAN 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 of 14 May 2026, the Local Highway Authority (LHA) response dated 17 August 2026, and the subsequent discussions between the Developer and WCBC in relation to the above application.
This submission relates to the discharge of conditions associated with planning permission **P/2024/1386**.
Following review of the additional information provided and the agreed amendments, the LHA is satisfied that **Condition 6 can now be discharged from a highways perspective**, subject to and based upon the following agreed arrangements:

1. A 1.5m wide footway shall be provided to the rear of the retained tree, in accordance with SG's emailed plan dated 13 October 2026. The footway adjacent to the existing highway to the south-west of the tree will form part of the Phase 2 works. The roadside hedgerow within the visibility splay should be maintained at a maximum height of 600mm to ensure appropriate visibility is retained.
2. The pedestrian crossing and bus stop arrangements to the north-east of the proposed Phase 3 junction shall be delivered in accordance with previously submitted Drawing No. **32516-SUT-ZZ-XX-DR-C-6632 Rev P03**, with a minor amendment to the south-west bound bus stop location. The final position will be agreed as part of the Section 278 process.
3. The proposed highway improvements on Henblas Road shall be implemented in accordance with amended Drawing No. **32516-SUT-ZZ-XX-DR-C-6106 Rev P08**.

The roundabout details (or it's omission) and other Phase 4 highway works remain subject to the determination of the application to vary condition **P/2026/0624**. Furthermore, these works will be delivered under a Section 278 Agreement pursuant to the Highways Act, providing an appropriate mechanism for the Council, in its capacity as Local Highway Authority, to review, approve and secure compliance with the Authority's highway design and operational requirements.

On this basis, the LHA raises no objection to the discharge of Condition 6.



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.