

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Sarah Grady, CBRE Ltd
Our Ref:	Land north of Bryn Lane, Wrexham Industrial Estate - allocation KSS3	FAO:	
		Your Ref:	Land north of Bryn Lane, Wrexham Industrial Estate - allocation KSS3
Date:	09 th March 2023		

Sarah,

Please find WCBC response to your note issued on 26 January.

Please note that the list below is not exhaustive.

Land north of Bryn Lane, Wrexham Industrial Estate - allocation KSS3

Proposed new arm on existing Industrial Estate Road/Bryn Lane/Ash Road North/Abenbury Way roundabout junction.

- Wrexham County Borough Council (WCBC) would require a detailed review of the existing junction (ie traffic flows) as well as details regarding the proposed additional arm and how this would work in line with relevant policy and guidance.
- It is expected that all scenarios would be modelled and swept path analysis (with the largest vehicle likely to utilise the development access) would also be undertaken to show that the roundabout would function.

General

- A Transport Assessment (TA) is required.
- The proposed Lorry Park is welcomed and would be a significant benefit to the area. The applicant may wish to consider providing toilets and shower blocks.
- Any proposed estate roads would require turning heads where they terminate.
- A construction traffic management plan would be required. Details to be agreed with the traffic section at WCBC.
- The two drive-thru's will likely attract a significant volume of traffic both from the WIE and further afield. TROs will be required along the estate road and possibly Bryn Lane to prevent on street parking issues. The Proposed parking looks minimal on the plan.

New (separate) access on Bryn Lane/Bryn Lane

- For the secondary access on Bryn Lane a right hand turning lane is recommended.
- Bryn Lane speed limit could be reduced from 40mph to 30mph

Active Travel

- For active travel i.e. walking and cycling – the applicant should discuss proposals with Daniel Morris – WCBC's Active Travel Officer
- Please liaise with the WCBC PROW Section (Sean Hanratty) as to any existing footpaths and possible requirements.

Public Transport

- No bus services are currently present along Bryn Lane.
- Bus services – please discuss with Andrew Mitten at WCBC.

Surveys

- Traffic surveys should be repeated in a neutral month.

Trip Generation

- It should be assumed WIE would come under TRICs location category of “Neighbourhood Centre” or “Free Standing” .
- Data submitted uses sites which are “Edge of Town Centre” locations which is not appropriate.
- Data submitted is for industrial usage only. WCBC would expect to see trip rates for each different site use (eg drive thrus, hotels, etc)

A handwritten signature in black ink, appearing to be 'R. Mitten', written on a light background.

Chief Officer, Environment & Technical