

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sarah Hill
Our Ref:	ET/DC/MM/P/2022/1052	Your Ref:	P/2022/1052
Date:	7 July 2023		

Dragon Packing Wrexham Industrial Estate Extension to existing warehouse, alterations to service yard and new access

Further to your email / consultation dated 09/05/2023 I comment as follows:-

History

Highways issued a response to Planning Application P/2022/1052 in March 2023 (dated 22/03/2023).

Highways response concluded that:

- Further information is required in relation to drainage arrangements at the proposed exit-only egress onto Clywedog Road South.
- A new trip generation exercise is required based on existing trips to the site. Future trips should be estimated based on the existing trip rates.
- A condition for a s.38/278 agreement for the proposed exit-only egress is required on planning approval.

Prime Transport Planning have responded to Highway's comments in a document titled "Response to WCBC Comments" dated 28/04/2023.

Prime Transport Planning state that issues regarding the design of the site egress onto Clywedog Road South (particularly the location of the tactile paving, details of the footway provision/corner taper, drainage and street lighting) will be addressed as part of information submitted as part of the detailed design process.

Highways require this information to review in order to be able to recommend approval.

Traffic Generation

A comparison exercise has been undertaken by Prime Transport Planning as part of the 28/04/2023 response document which compares the TRICS analysis undertaken as part of the Transport Statement with traffic survey data (undertaken over a three-day period from Tuesday 18 April – Thursday 20 April 2023 using video cameras) at the existing site access.

The traffic survey counted vehicles entering and exiting the site and was used to develop a trip rate based on the existing use of the site.

Trips calculated previously using the TRICS trip generation are generally higher than those calculated using the traffic survey trip rates therefore the conclusion that the TRICS assessment was robust for

light vehicles (i.e. cars/LGVs) is accepted. The increase in cars/light vehicles is unlikely to have a significant impact on the surrounding highway network.

There is concern from the "ATC HGV Trip Generation" (in Table 2.4 of the response document dated 28/04/2023) regarding the number of HGVs on site in the peak hours and if the site has the capacity (4 HGV spaces are shown on plan P22015-002) for over 4 HGVs. If not, there is a risk that HGVs waiting to access the site may park on the public highway which would be a safety concern.

Further clarification is required regarding the HGV trip generation and the number of HGVs which can be accommodated on site.

Conclusion

Further information is required in relation to drainage arrangements at the proposed exit-only egress onto Clywedog Road South.

Further clarification is required regarding the HGV trip generation and the number of HGVs which can be accommodated on site.

A condition for a s.38/278 agreement for the proposed exit-only egress is required on planning approval.

A handwritten signature in black ink, appearing to be 'R. Jones', is written on a light blue rectangular background.

Chief Officer, Environment & Technical