

30 October 2024

Attention: Wrexham Council

**RE: Maelor Foods – Variation of Condition 07 of Planning Permission
APP/H6955/A/18/3216187 (P/2017/1032) to Permit the Processing of 2
million Birds per Week**

Thank you for your further highway comments (memorandum) regarding planning application P/2022/0820 Res(3) for the processing of 2 million birds per week. It is encouraging to see that highways have no objections to the application and this email, along with the attachments, has been prepared to address the remaining comments / clarifications requested.

The remaining comments have been extracted from the memorandum and are listed as bullet points below, with our responses in green.

- *An updated scaleable site layout plan is requested to detail the proposed car parking, disabled parking spaces, cycle parking, motorcycle parking, car share spaces, electric vehicle charging points and pedestrian path proposed within the site.*

An updated scalable site layout plan is provided as SLR Drawing 410.066138.00001-DR101 Rev A. Please note that the existing car parking bays has been slightly amended compared to the previously submitted plan to reflect recent parking bay reconfigurations on-site over the past few months to improve efficiency. However, the proposed number of spaces for disabled, cycle, motorcycle, car sharing, and electric vehicle spaces remains unchanged from the previous plan. On-site car parking spaces remain at circa. 200.

- *The LHA has requested further clarification on the design of the secure cycle parking.*

The secure cycle parking store will be both sheltered and lockable. Additionally, it has been confirmed that an existing on-site building already provides secure, covered cycle storage for approximately 20 bikes. The location of this existing facility is shown on SLR Drawing 410.066138.00001-DR101 Rev A. This provision will be retained as part of the development proposals, alongside the new 12-space secure and covered cycle store and 3 Sheffield stands, bringing the total on-site cycle parking (existing + proposed) in line with the relevant standards.

- *The LHA has requested amendments to the pedestrian path within the site.*

An updated scaleable site layout plan is provided as SLR Drawing 410.066138.00001-DR101 Rev A which has been updated to reflect the requested amendments to the pedestrian path within the site. This update now reroutes pedestrians to a segregated footpath to avoid pedestrians walking through the small car park area directly in front of the main building, thereby increasing pedestrian safety.

-
- *An updated travel plan should be secured as a condition.*

Noted and agreeable.

- *An updated service management plan should be secured as a condition.*

Noted and agreeable.

- *The LHA has requested that the use of red / coloured antiskid surfacing is removed from the highway improvements work plan at the A525 / Pickhill Lane junction.*

SLR Drawing VN222301 D102 and VD190095/SK005 Rev A reflect this request. It is confirmed that no red / coloured antiskid surfacing is proposed.

It should also be noted that there has also been a minor amendment to the proposed acoustic barrier and fence line. As is shown in the visibility splay assessment (D100 Rev A), the visibility splay out of both access points (staff/visitor and service access) do not conflict with the proposed acoustic barrier and fence line. For consistency, DR101 Rev A has also been updated to reflect this amendment.

We trust that the above information provided addresses all remaining comments and that the application can be recommended for approval.

SLR Consulting Limited



Emilia Gosden BA

Principal Transport Planner – Transport and Mobility Planning

Attachments:

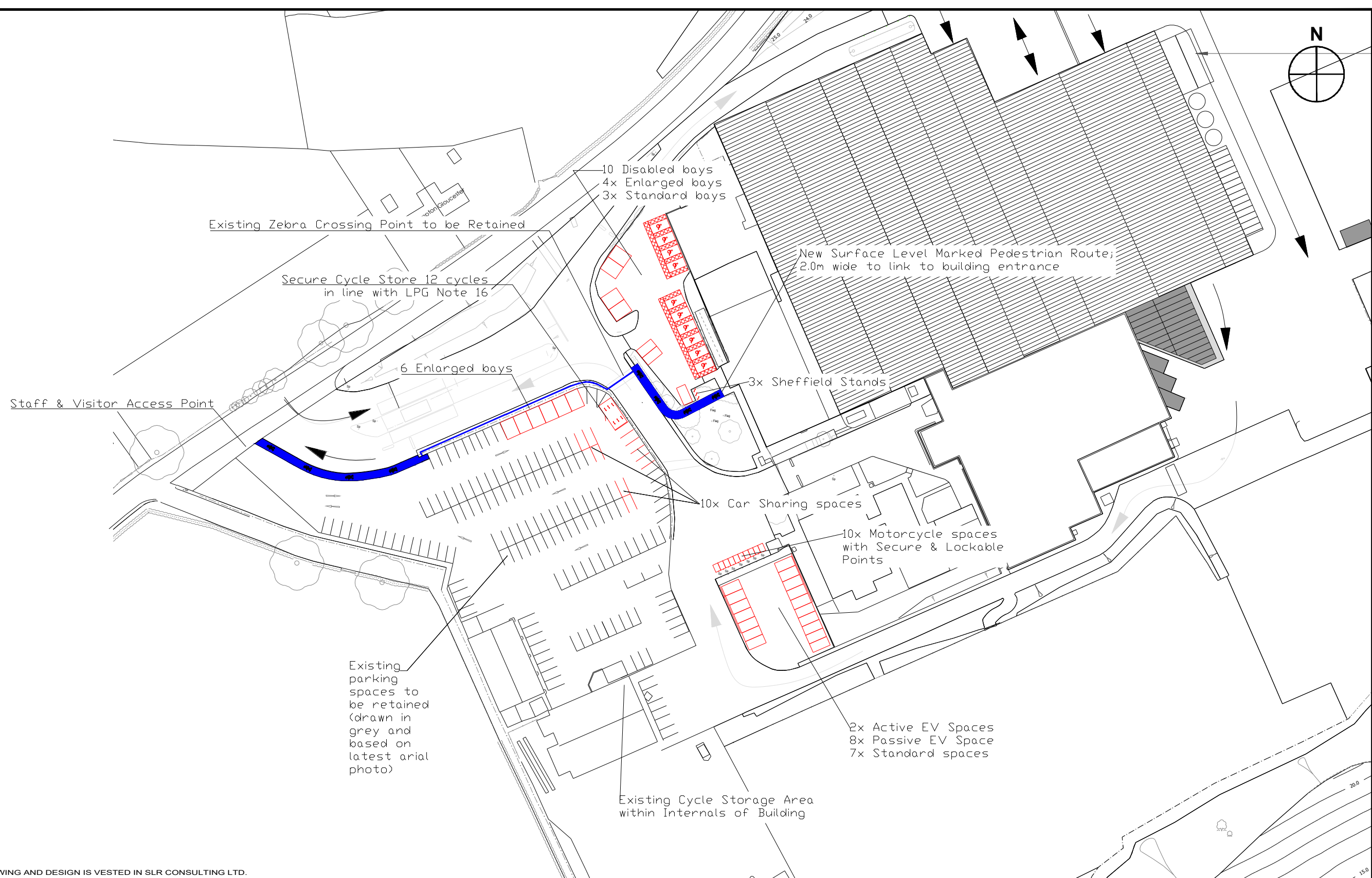
410.066138.00001-DR101 Rev A

VN222301 D102

VD190095/SK005 Rev A

D100 Rev A





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REV.	DETAILS	DRAWN	CHECKED	DATE
1				

Notes:

- This is not a construction drawing and is intended for illustrative purposes only.
- White lining is indicative only.

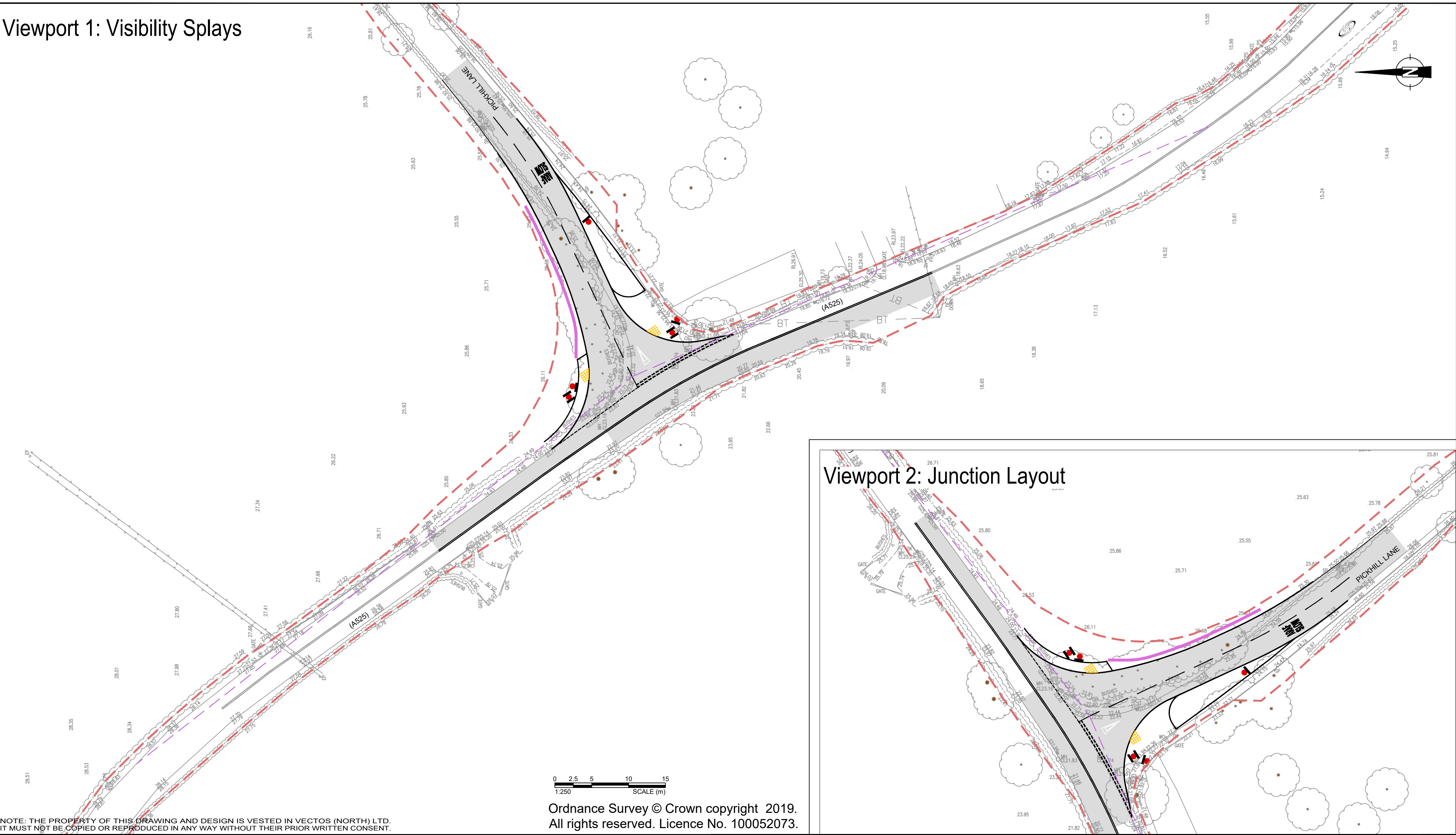
Standard Space = 2.4m x 4.8m
Enlarged Space = 3.6m x 4.8m
Disabled Space = 2.4m x 4.8m (+ 1.2m hatched area)
Electric Vehicle Space = 2.6m x 4.8m
Motorcycle Space = 1.4m x 2.0m

 Pedestrian Route to Main Entrance

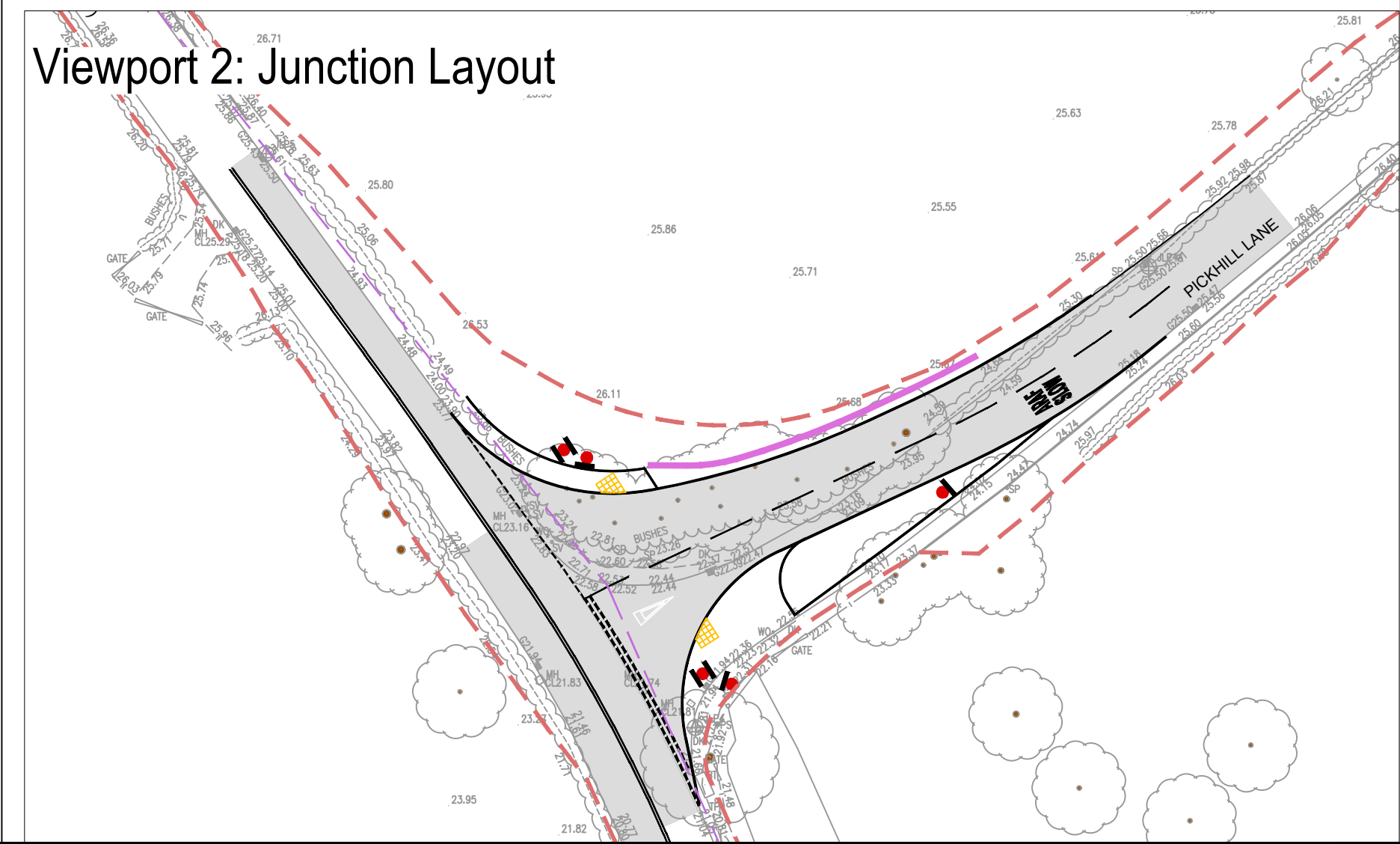
INFORMATION ONLY

PICKHILL LANE, WREXHAM		MAELOR FOODS LTD	
Proposed Car Park Layout			
DRAWN: EG	CHECKED: YF / EG	DATE: 29.10.24	SCALES: Scale at A3 1:1000
DRAWING NUMBER: 410.066138.00001-DR101		REVISION: A	

Viewport 1: Visibility Splays



Viewport 2: Junction Layout



REV.	DETAILS	DRAWN	CHECKED	DATE
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Notes:

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-  2.4m x 120m Visibility Splay
-  Extent of Adopted Highway
-  Retaining Wall Structure

Maelor Foods Further Development

A525/Pickhill Lane General Arrangement

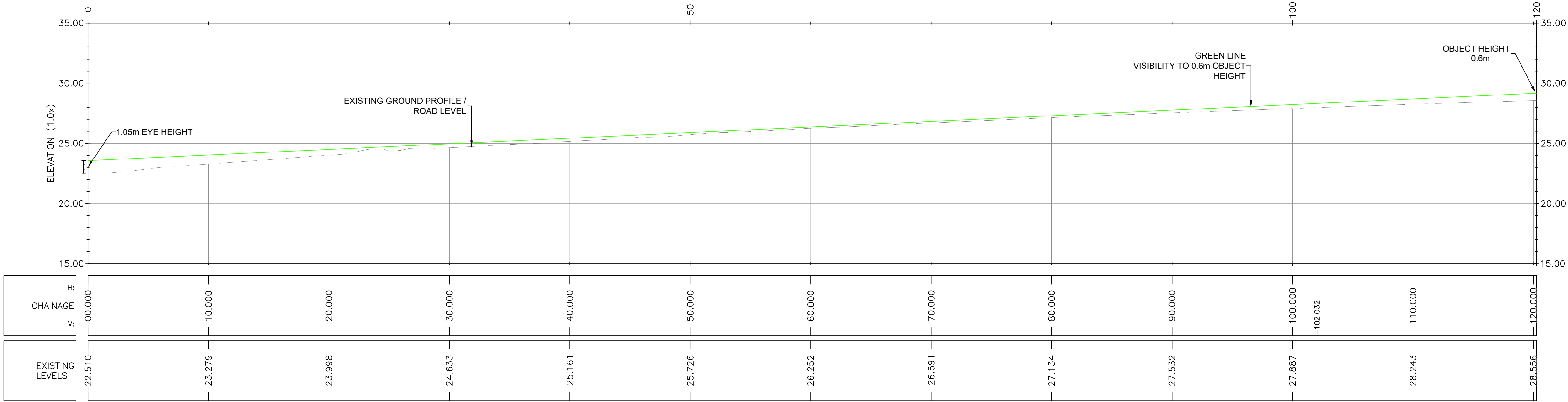
DRAWN:	CHECKED:	DATE:	SCALES:
JC	MR	07.07.22	1:500 at A2

Maelor Foods

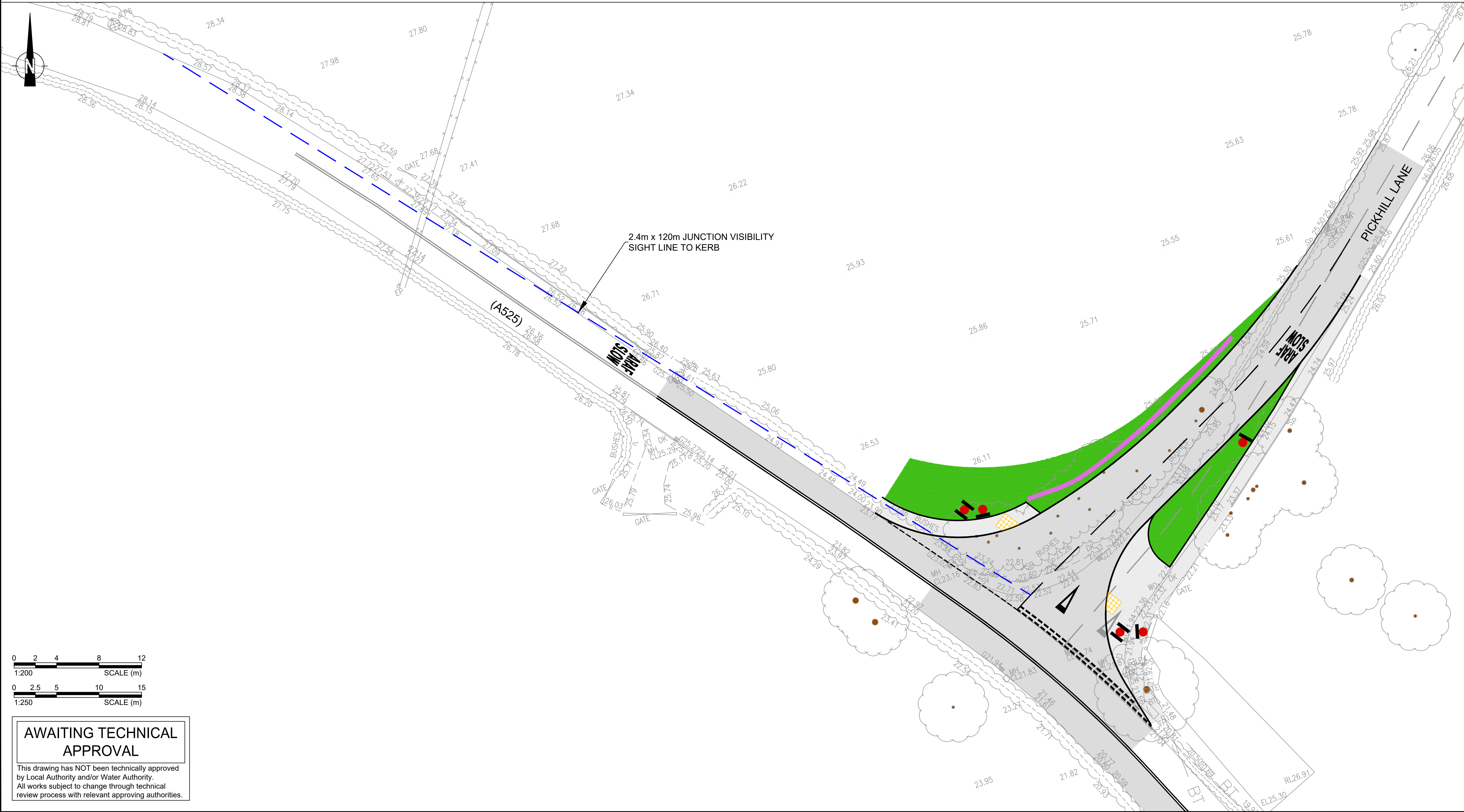
vectos.

4th Floor Oxford Place, 61 Oxford Street, Manchester, M1 6EQ
0161 228 1008 e: manchester@vectos.co.uk

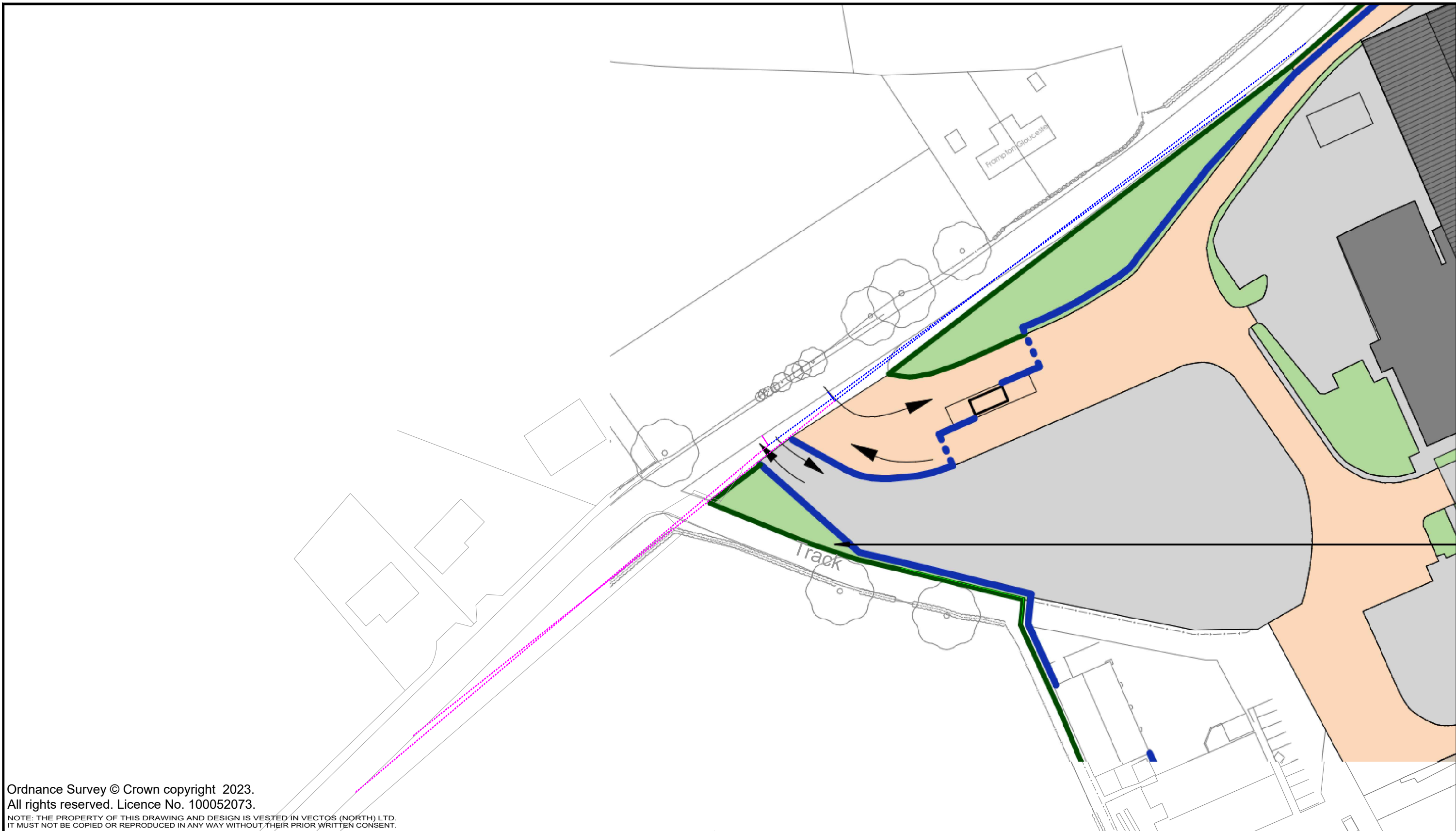
DRAWING NUMBER:	REVISION:
VN222301 D102	.



LONG SECTION ALONG VISIBILITY SIGHT LINE TO KERB
SCALE: H 1:200, V 1:200



REV	DETAILS		DRAWN	CHECKED	DATE
INFORMATION					
CLIENT:					
MAELOR FOODS					
PROJECT:					
PICKHILL LANE					
DRAWING TITLE:					
VISIBILITY LONGSECTION SHEET 2					
SCALE:					
1:200, 1:250 @ A1					
DRAWN:		CHECKED:		DATE:	
JC		PW		22.10.2024	
vectos. 4th Floor Oxford Place, 61 Oxford Street, Manchester, M1 6EQ 0161 228 1008 e: manchester@vectos.co.uk			CfA ISO 9001 175345 UKAS MANAGEMENT 9120		
VD190095/SK005					A



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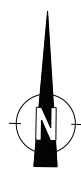
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3. Blue Line represents the proposed Acoustic barrier and Green Line the fenceline.

- 2.4m x 110m
- 2.4m x 121m



Note: Land to West of site access where Splay overflys is within the applicants control

Maelor Foods Further Development

Site Access Visibility Splay Assessment

DRAWN:
EG

CHECKED:
PW

DATE:
28.10.24

SCALES:
1:750 at A3

Maelor Foods Ltd



DRAWING NUMBER:
D100

REVISION:
A