

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/DB/P/2022/0469	Your Ref:	P/2022/0469
Date:	7 September 2023		

TOWN AND COUNTRY PLANNING ACT 1990

CAIS AMLINELLLOL AR GYFER CODI 33 ANNEDD (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / OUTLINE APPLICATION FOR ERECTION OF 33 DWELLINGS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE RESERVED)

LAND OFF BETHANIA ROAD, ACREFAIR, WREXHAM

We write in response to your re-consultation email 15th August 2023 referring to the applicant's submission of Paragon Highways Technical Note dated August 2023.

Other documents relevant to this response include:

- a) Paragon Highways initial Transport Statement dated January 2022
- b) Wrexham County Council Highways response dated 4 July 2022
- c) Wrexham County Council Highways response dated 3 July 2023

Having reviewed this previous documentation and updated report, we conclude that we remain unable to support this proposal for 33 no. dwellings for the following reasons.

- 1) We still have concerns over the potential increase in both vehicular and pedestrian traffic approaching the Bethania Road and Llangollen Road junctions.
- 2) We remain concerned over the potential for residents to walk their young children along Bethania Road to and from Ysgol Acrefair (the school South West of the site).

We note the additional proposed footpath link leading to Llangollen Road appears outside the applicants control and through woodland with unknown gradients. Whilst it may provide a direct link to bus stops aiding sustainability, it probably wouldn't be of use in preventing a significant proportion of pedestrian flows to and from the site along Bethania Rd itself, for example, parents and children walking to school.

For any development to be considered at this site we would need to see

- a) Accurate traffic and pedestrian flow/count data along Bethania Road and it's junctions.
- b) Conclusions that demonstrate any potential increase in numbers is less than the industry accepted triggers.
- c) Proposals that demonstrate pedestrian safety along Bethania Road is improved, particularly along the route to and from the Acrefair school leading up to the Chapel Street junction.

Summary and conclusion

We remain opposed to this proposal on grounds of highway safety, both vehicular and pedestrian.



Chief Officer, Environment & Technical