

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2023/0384	Your Ref:	P/2023/0384
Date:	11 August 2023		

Erection of a freestanding restaurant with drive thru facility Land at Argos Car Park, Plas Coch, Wrexham

Further to your email dated 04/07/2023 in respect of the above, please see comments as follows: -

Proposal and Planning History

The proposal is for a drive through restaurant on Plas Coch Retail Park in Wrexham. This is a resubmission of the planning application made under P/2019/0919, which was refused in 2021 and appealed under CAS-01515-G4Y1D3, with the appeal concluding in January 2023.

The original reasons for refusal included:

- Exacerbating the existing capacity issues on the highway network during weekday peak times and at the weekend.
- The loss of 70 parking spaces serving the existing retail uses, which would create a significant shortfall of off-street parking for the existing retail units.

The inspector reviewing the appeal concluded that the proposal accorded to the relevant highway policies however the appeal was dismissed on other grounds.

Transport Assessment

The Transport Assessment (TA) (Volume 2) dated December 2020 has been re-submitted by the applicant. This document was reviewed by WCBC Highways for planning application P/2019/0919 in a response dated 22 April 2021 (ref: ET/DC/MM/P/2019/0919).

Traffic Generation

The traffic generation estimates for the restaurant itself have been based on analysis of other comparable restaurants.

Traffic Surveys

It is understood that traffic surveys for the original TA were undertaken in May 2019 and March 2020. These included queue length surveys.

The following junctions were surveyed:

- Retail Park Roundabout (May 2019)
- Plas Coch Road Roundabout (May 2019)
- Berse Road Roundabout (March 2020)
- A483 Junction 5 Roundabout (March 2020)

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These traffic surveys were c.4 years ago and travel patterns and volumes have changed since the COVID19 pandemic.

WCBC Highways request that the junctions are resurveyed (in a neutral month) and a review is undertaken on the traffic volume changes. This would include queue length surveys.

Traffic surveys would need to be undertaken after the Wrexham schools return and, due to the proximity of the development to Wrexham Glyndwr University, when staff and students return to the University.

Committed Developments

The Transport Assessment has assessed committed developments (as requested by WCBC) as part of the previous application.

Some of the committed /planned developments which were reviewed have now been constructed and there are now other committed / planned developments which would need to be considered. These include:

- P/2016/0189: Old Rhosrobin, residential development
- P/2021/0094, P/2018/0666, P/2018/0671, P/2018/0672: Plas Coch, Glyndwr University
- P/2021/0955: Gatewen Road, residential development
- P/2022/0725: The Racecourse Ground
- P/2019/0923: Stansty Chain Road, residential development
- + Anything planned in Plas Coch Retail Park???

WCBC request that the assessed committed/planned developments are updated to include the above committed/planned developments.

Junction Assessments

Following review of 2023 traffic survey data all of the junctions previously assessed would need to be re-assessed (all scenarios) using 2023 traffic data and the updated committed/planned developments.

It should be noted by the applicant that previously planned improvements to A483 junction 5 and Berse Road roundabout are currently not planned by the Welsh Government.

Collision Data Analysis

The Transport Assessment includes collision data analysis for the Retail Park Access Roundabout, Plas Coch Roundabout, Berse Road Roundabout and the connecting links between them. It is stated in the TA that these were undertaken for 60 months (five years) although the data in Appendix 3 only appears to show 2015-2018.

Regardless, collision data would need to be reviewed for the past five (available). If Crashmap.org was used to source the data, this currently has data up to 2021.

Glare from Headlight Vehicles / Retaining Wall

The 'Proposed Site Plan' (ref: 7391_AEW_8104_1004 Rev C) shows that the site is screened by a 1100mm fence, in addition to vegetation.

This is considered adequate to prevent headlight glare affecting highway safety.

Sustainable Travel Access

The Transport Assessment does not include any assessment on the accessibility of the site by sustainable travel modes (walking, cycling and public transport). A review of sustainable travel should be included in the updated TA.

Cycle Parking

Six cycle parking spaces, in the form of Sheffield bike stands are to be provided adjacent to the proposed development.

Conclusion

The following further information is required for approval:

- **Traffic Surveys** - WCBC Highways request that the junctions are resurveyed (in a neutral month) and a review is undertaken on the traffic volume changes. This would include queue length surveys.
- **Parking Surveys** - WCBC Highways request that the parking surveys previously undertaken are resurveyed and that the Transport Assessment and proposals are updated accordingly.
- **Committed/Planned Developments** - WCBC request that the assessed committed/planned developments are updated (as per the Committed Development section of this response).
- **Junction Modelling** - Following review of 2023 traffic survey data all of the junctions previously assessed would need to be re-assessed (all scenarios) using 2023 traffic data and the updated committed/planned developments.
- **Collision Data Review** - Collision data would need to be reviewed for the past five (available) years.
- **Staff** - The applicant should clarify typically how many staff would be working in the restaurant on a weekday and weekend at any one time.
- **Sustainable Travel** - A review of sustainable travel should be included in the updated TA.
- **Transport Assessment** – It is expected that all the above information would be included in a revised Transport Assessment.

Further to the above:

- A S278 condition is required for all highway works and a S38 condition is required for adopted highway works associated with the development.
- The Construction Management Plan dated May 2019 should be updated and submitted in advance of any construction works.
- The highway improvements set out in the Designers Response to the Road Safety Audit must be undertaken before the restaurant begins trading.



Chief Officer, Environment & Technical

Car Parking

There are no changes to the parking provision submitted for the 2019 application which is to provide 29 car parking spaces and 2 reserve bays for drive thru customers.

Since there have been a number of changes within the retail park since the previous application and there has been a notable change in travel patterns since the COVID19 pandemic the applicant should repeat the previously undertaken parking surveys and update the Transport Assessment and proposals accordingly.

Parking surveys would need to be undertaken after the Wrexham schools return and, due to the proximity of the development to Wrexham Glyndwr University, when staff and students return to the University.

Site Design and Layout

The site design and layout are the same as the final design submitted for the 2019 application.

Construction Management Plan

It is understood that the previous application stated that an updated Construction Management Plan (CMP) was to be submitted.

The CMP dated May 2019 and previously received in December 2019 has been reviewed. Whilst updates were expected to be minor these should be updated and submitted in advance of any construction associated works.

Staff

The application form suggests that there would be 30 full time staff and 90 part time staff employed by the restaurant. It is stated that this is the full time equivalent of 62 staff.

The applicant should clarify how many staff would typically be working in the restaurant on a weekday and weekend at any one time.

Pedestrian Crossing Facilities

The Stage 1 Road Safety Audit (RSA) (submitted with this application and the previous application) has identified where improvements are required to pedestrian crossings and the findings incorporated into the proposal. The highway improvements set out in the Designers Response to the RSA must be undertaken before the restaurant begins trading.

Highway Works

A S278 condition is required for all highway works and a S38 condition is required for adopted highway works associated with the development.

Servicing

A Delivery Management Plan (dated December 2020) has been re-submitted and confirms that deliveries and waste removal can be carried out safely and outside of peak hours to avoid disruption to traffic. Vehicle tracking has been provided to confirm that the delivery and refuse vehicles to be used can enter the site, turn and exit in a forward gear. However, it is noted that the delivery vehicles could block access/egress from the disabled parking bays, but it is expected that this will be managed on site.