

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2021/0249	Your Ref:	P/2021/0249
Date:	11 July 2023		

Land at Chirk Park, Halton, Chirk, Wrexham, LL14 5AZ

Change of use of land to construct car park with electric vehicle charging points, associated access and landscaping works.

Further to your application dated 18/04/2023 in respect of the above: -

Additional information has been provided by the applicant to the initial Highways comments provided by WCBC dated 6 June 2023. This additional information comprises:

- Email from Lyndsey Fisher of Roger Parry & Partners LLP dated 3 July 2023
- Drawing Ref: Block Plan RJC-MZ627-02-B

A review of the above information has formed the basis of this updated response.

Visibility

The visibility splay shown on drawing RJC-MZ627-02-B indicates a Stopping Sight Distance (SSD) of 90m can be achieved in a southerly direction for vehicles exiting McDonalds. This is accepted.

Street Lighting

Drawing RJC-MZ627-02-B indicates the proposed location of street lighting columns associated with the development. This is accepted.

The applicant is requested to liaise with the WCBC street lighting team at detailed design stage to agree the design and location of new lighting columns.

Provision of Electric Vehicle charging points

Drawing RJC-MZ627-02-B indicates a total of 39 car parking spaces all of which would be electric charging spaces. Three of these would be accessible bays at the northern end of the plot.

Access and layout

Drawing RJC-MZ627-02-B indicates a revised layout with sufficient 6m space shown to the rear of the spaces to allow turning movements in and out of the parking bays. This is accepted.

Pedestrian accessibility would be provided through extension of the footway on the western side of the spur road, connecting into the site. It is fair to assume a reasonable proportion of site users would park up and walk to McDonalds. The pedestrian arrangement as shown on drawing RJC-MZ627-02-B is indirect for this purpose. The applicant is requested to reconsider pedestrian access. This should provide a more direct desire line from the accessible spaces in a north-easterly direction connecting to the spur road.

A Section 38/278 agreement will be required for highway works to the access road.

Trip generation

No details of trip generation have been provided. While the TRICS database is insufficient to provide trip data relating to electric vehicle charging sites, information would be welcome on the assumed average length of stay for vehicles using the site. This could be used to inform an estimated level of daily vehicle trips generated by the site.

Hours of operation

It is proposed the site would operate 24 hours a day.

Conclusion

The following further information is required for approval:

- Details of typical vehicle dwell times to inform estimated trip generation for the site
- Reconsideration of pedestrian access to provide a more direct desire line.

A handwritten signature in black ink, appearing to be 'R. K.', is centered within a light gray rectangular box.

Chief Officer, Environment & Technical