

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:	06 June 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, I comment as follows:-

This application appears to be a variation of the initial application and the coffee shop originally proposed has been removed. The application is now solely for an electric vehicle (EV) charging area at Chirk Park near the A5/A483 Halton Roundabout.

Access

The submitted site plan (Ref. RJC-MZ627-02 Rev A) indicates highway access would be taken from an existing spur at the Chirk Park to the south of the McDonalds access junction. Although the spur access road has already been constructed, the access is currently blocked off.

Site Layout

The opening of the spur would require drivers in vehicles exiting McDonalds to look right (south) for oncoming traffic, which they are not currently required to do; the existing visibility to the right (south) appears to be inadequate due to vegetation growth.

WCBC request a visibility splay from the McDonalds junction in a southerly direction, with a splay of 2.4m x 90m in accordance with TAN18/Manual for Streets based on likely vehicle speeds on the spur access road. The splay will help determine the extent of any vegetation clearance necessary to achieve the required visibility.

Street lighting details should be provided.

Internal footways are proposed within the site, these should be 2m wide as per WCBC standards. An additional pedestrian link from the north-eastern corner of the car park to the turning head would be beneficial.

Parking and Turning Provision

A total of 37 car parking spaces are proposed.

Clarification is requested on the number of spaces to be equipped with electric vehicle charging points, the current plan indicates standard size bays only, the plan should clearly show where the charging units and associated equipment are to be erected; consideration should be given to ensure there is suitable access to EV charging facilities for drivers with additional mobility needs.

There does not appear to be sufficient manoeuvring space for a vehicle exiting the spaces in the south-western corner of the site, LPG.Note 16 requires a 6m space is provided adjacent to 90 degree parking bays.

Traffic Generation

Many of the users would be likely to be passing as part of another journey on the A483/A5, however the applicant is to provide information on the anticipated levels of vehicle trips that will be generated by the development and the hours of operation.

Conclusion

The following further information is required for approval:

- Visibility splay of 2.4m x 90m in a southerly direction for vehicles exiting McDonalds
- Street lighting details
- Number of EV charging points
- Revised plan showing
 - EV spaces with provision for accessible space(s),
 - manoeuvring space in accordance with LPG Note 16,
 - pedestrian link from the turning head to the north-eastern corner of the car park.
- Vehicle trip generation
- Hours of proposed site operation

A handwritten signature in black ink, appearing to be 'R. Khan', is written over a light grey rectangular background.

Chief Officer, Environment & Technical