

**APPENDICES 9.0 – 17.0 (PART 2 of 2)
FOR
TRANSPORT ASSESSMENT
VOLUME 2
PROPOSED McDONALD'S RESTAURANT
LAND AT PLAS COCH RETAIL PARK
WREXHAM
LL11 2BW**

APPLICATION REF: P/2019/0919

APPENDICES

9.0 2036 BASE FLOWS (TEMPRO SENSITIVITY TEST)

10.0 WELSH GOVERNMENT IMPROVEMENTS SCHEME

11.0 DEVELOPMENT PROPOSALS

- 11.1 Architect's Site Layout
- 11.2 Floor Plans
- 11.3 Customer Areas
- 11.4 Pedestrian Crossing Plas Coch Road
- 11.5 Proposed Highway Improvements
- 11.6 Proposed Parking Layout

12.0 TRACK ANALYSIS

- 12.1 11.1m Delivery Vehicle
- 12.2 9.6m Refuse Vehicle
- 12.3 Customer Car

13.0 McDONALD'S TOTAL TRIPS

14.0 TOTAL TRAFFIC

- 14.1 2021 (2021 Base + Non Resi Committed + McDonald's)
- 14.2 2036 (2021 Base + All Committed Dev + McDonald's)
- 14.3 2036 Sensitivity Test (2036 TEMPRO Base + McDonald's)

15.0 ARCADY: RETAIL PARK ROUNDABOUT

- 15.1 Geometry
- 15.2 Output

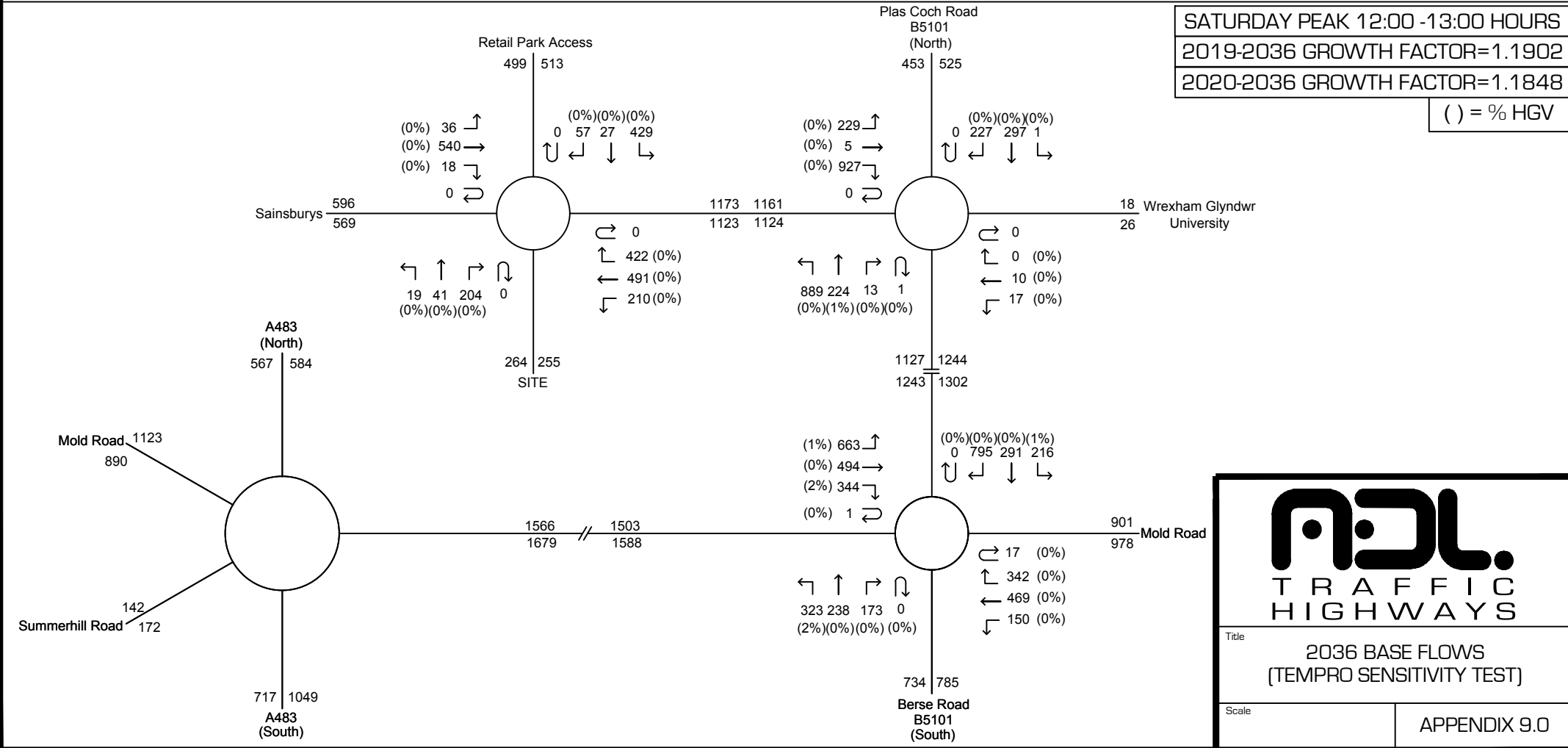
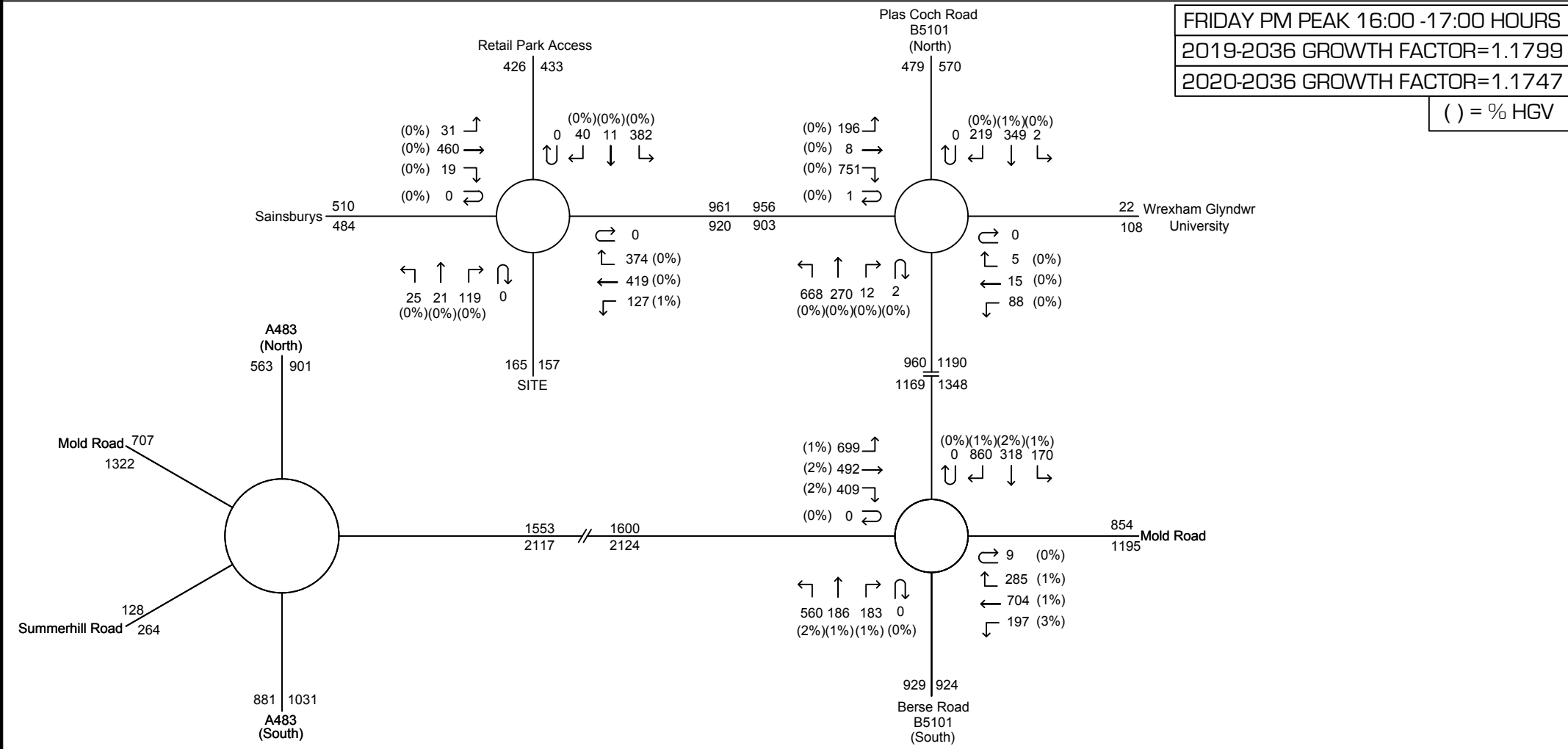
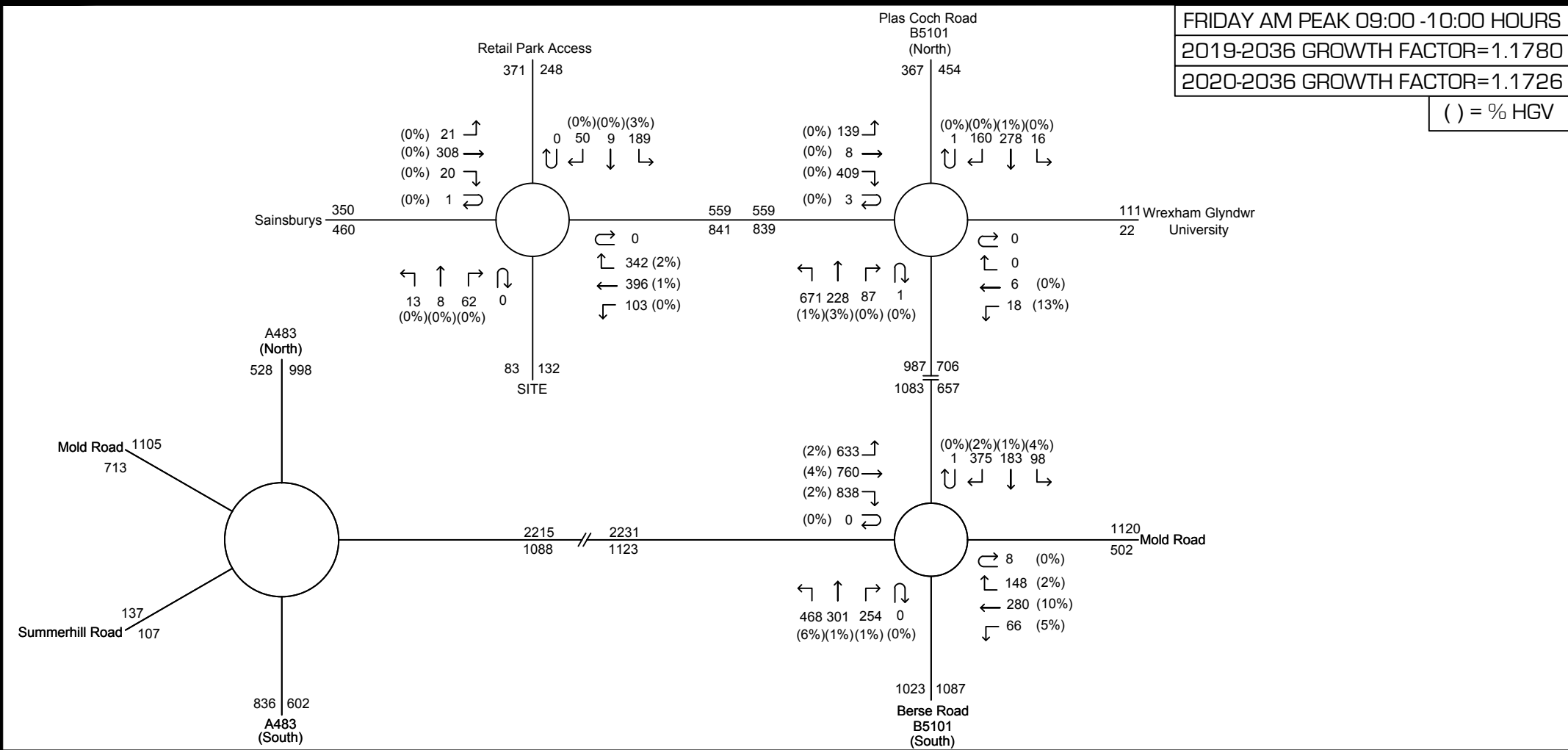
16.0 ARCADY: PLAS COCH ROUNDABOUT

- 16.1 Geometry
- 16.2 Output

17.0 LINSIG: BERSE ROAD ROUNDABOUT

- 17.1 Geometry
- 17.2 Output

2036 BASE FLOWS (TEMPO SENSITIVITY TEST)





ADL
TRAFFIC
HIGHWAYS

Title

2036 BASE FLOWS
(TEMPRO SENSITIVITY TEST)

Scale

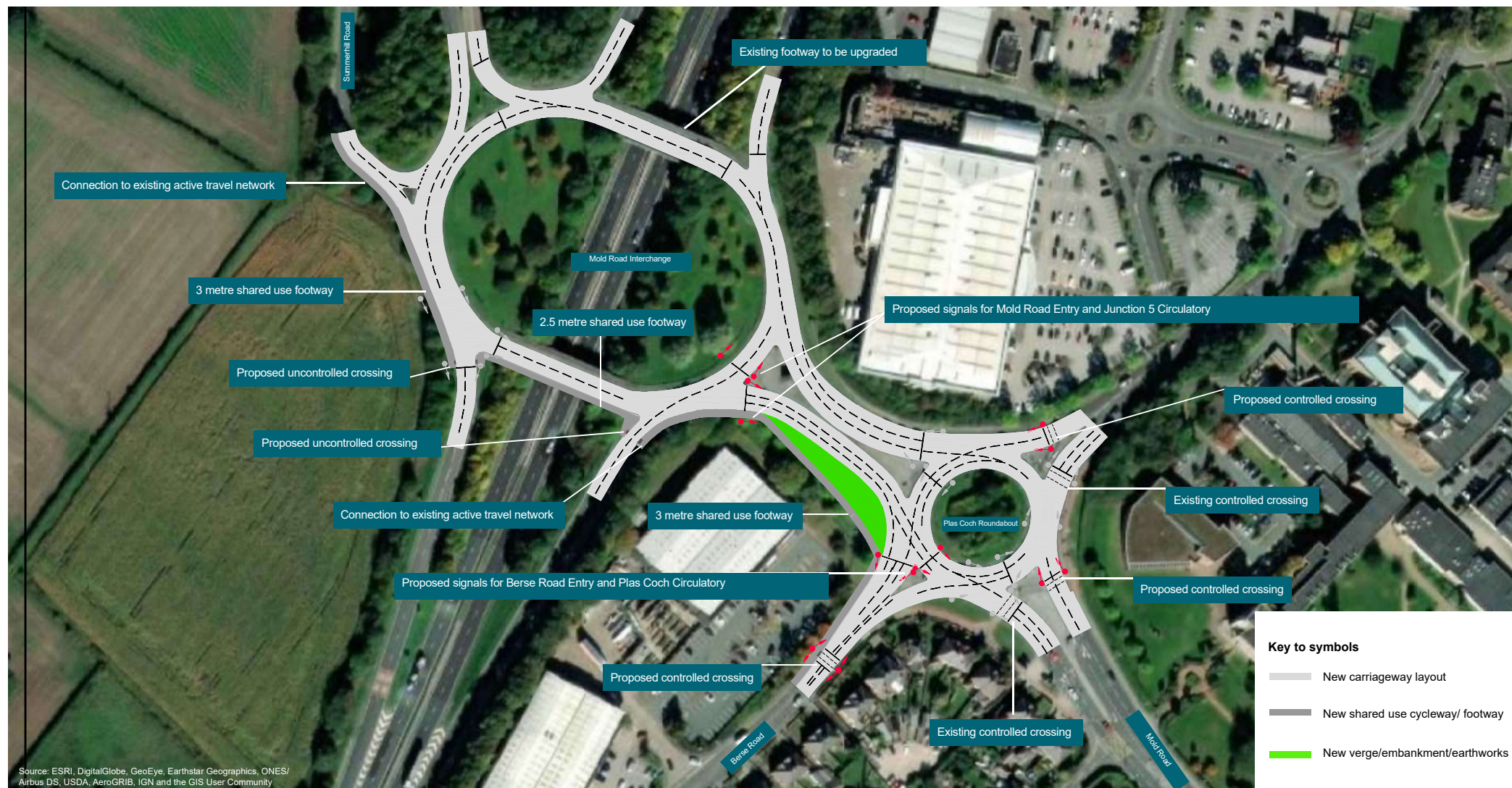
APPENDIX 9.0

WELSH GOVERNMENT IMPROVEMENTS SCHEME



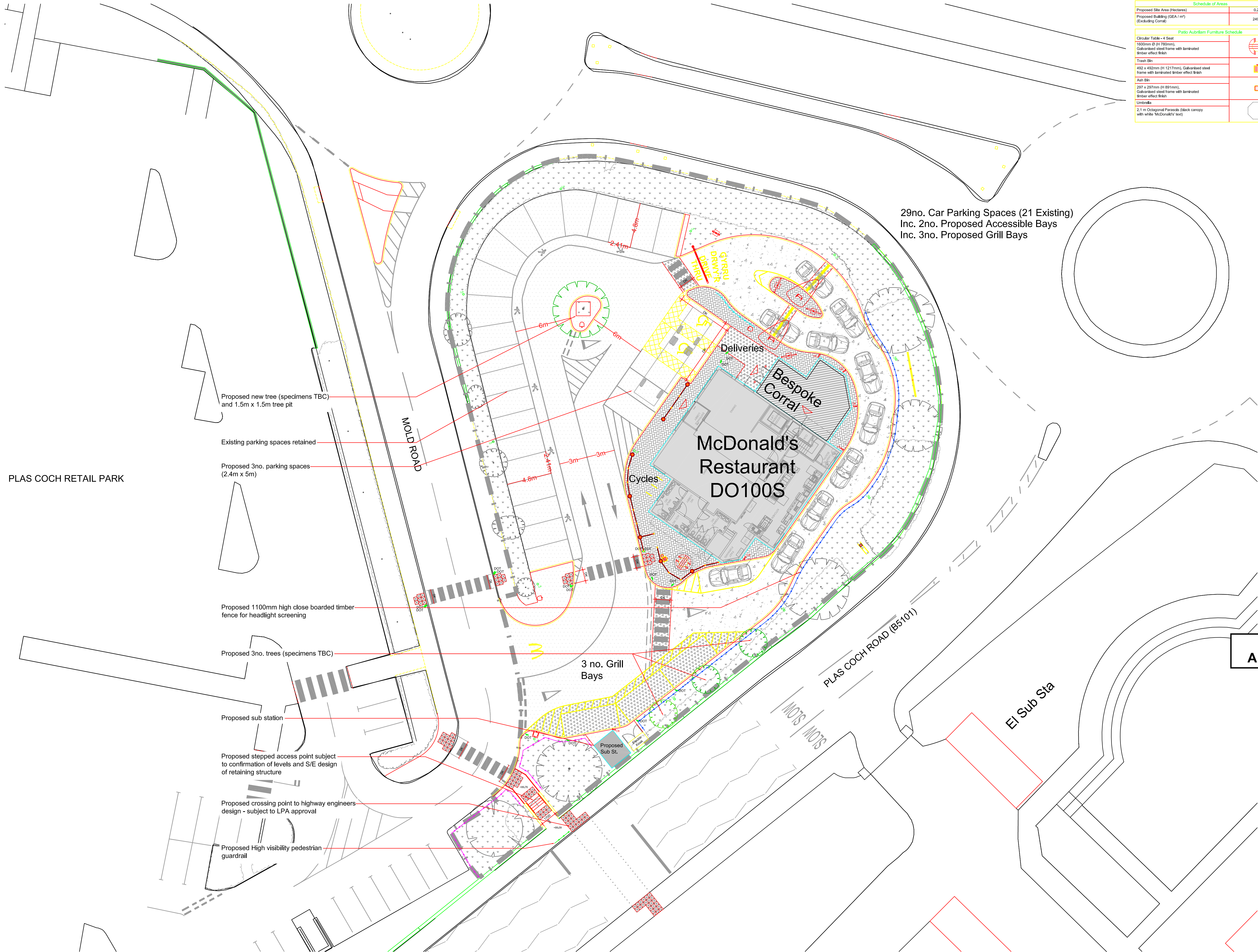
Llywodraeth Cymru
Welsh Government

Proposed Scheme for Junction 5 (Plas Coch Roundabout / Mold Road)



DEVELOPMENT PROPOSALS

- 11.1 Architect's Site Layout
- 11.2 Floor plans
- 11.3 Customer areas
- 11.4 Pedestrian Crossing, Plas Coch Road
- 11.5 Proposed Highway Improvements
- 11.6 Proposed Parking Layout



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions, Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers' recommendations.

- Client notified of duties: **at design workshops.**
- Principal Designer: **TBC**
- Unless noted below, all known hazards have been highlighted on the drawing:
Drawing Based on: Glanville's Survey Drawing no. 6190110/410
Dated: January 2019 and Heydens Tree Survey Drawing
nc:7215-D-CP Dated:21/01/19
 - Scale for planning purposes only.
- Extent of McDonald's Demise Indicated Thus:

General Site Proposal Notes:

- TDOT denotes Department of Transport Signs. For Signage type refer to AEW drawing no. 7391_AEW_8104_1008
- TDOT denotes drop kerbs to be installed
- AM offers two related road markings to be in white thermoplastic material
- Car park related road markings to be in white thermoplastic material
- Standard parking bays to be finished in white thermoplastic material
- AM junction road markings to be in white thermoplastic material
- Accessible parking bays to be finished in yellow thermoplastic material to current Part M standards with relevant TDOT signage and drop kerbs as indicated
- Paved entry bays to be in yellow thermoplastic material with relevant TDOT signage
- AM pedestrian crossings set up with white thermoplastic material. Tactile paving where crossings leads to safe destination
- Drop kerbs to be installed along delivery routes
- For more detailed landscape design please refer to Vector Landscape Designers drawing no. 73220A-VLD-01 Rev02

B	01/12/20	JJ	TSS
Layout updated to show 1100mm high close boarded fence to the lane for head light screening, Whitelining in car park amended to increase size of parking bays.			
A	24/11/20	JJ	TSS
Crossing point introduced towards south of site as per ADL's highways design.			
-	29/10/20	JJ	TSS
Initial Issue			

drawing stage **Planning**

client **McDonald's Restaurants Ltd**

drawing title

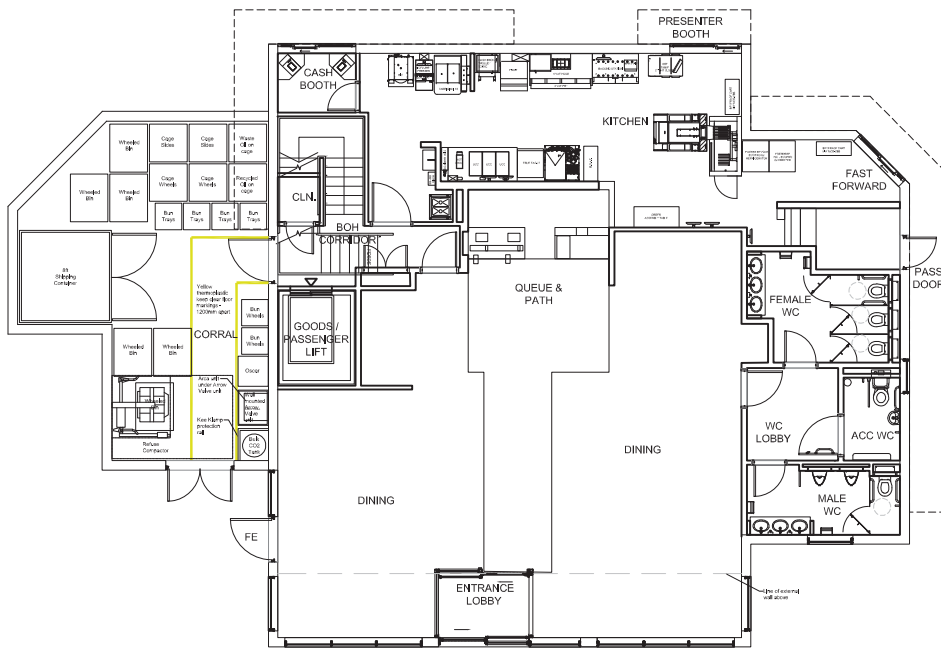
Proposed Site Plan

date	29/10/20	drawn	JJ
scale@A1	1:200	checked	TSS

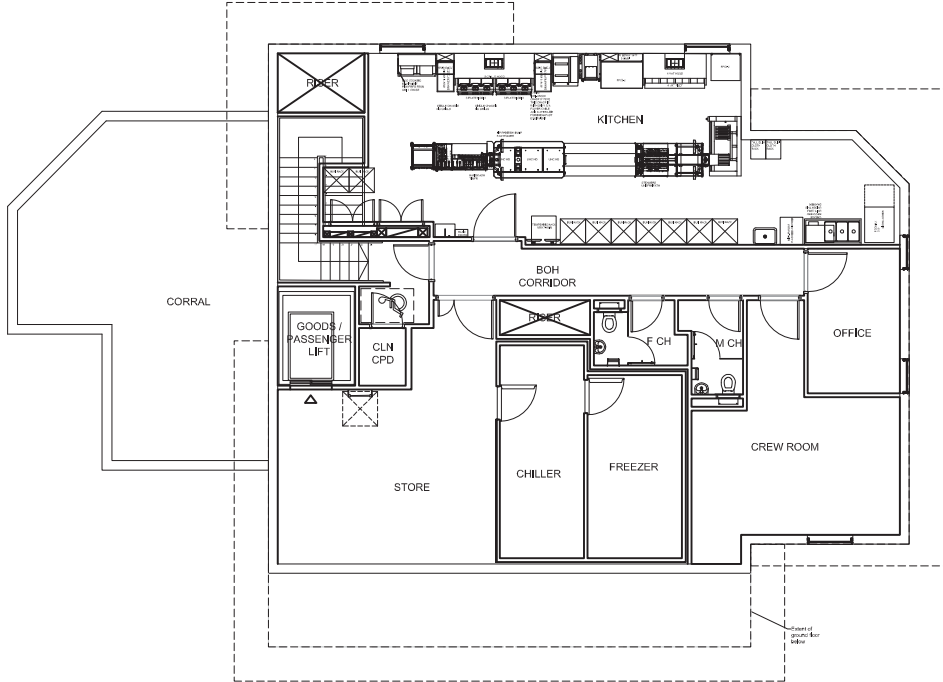
 new architects
 Job No
Rev

0 1 2 3 4 5m
Scale 1:100

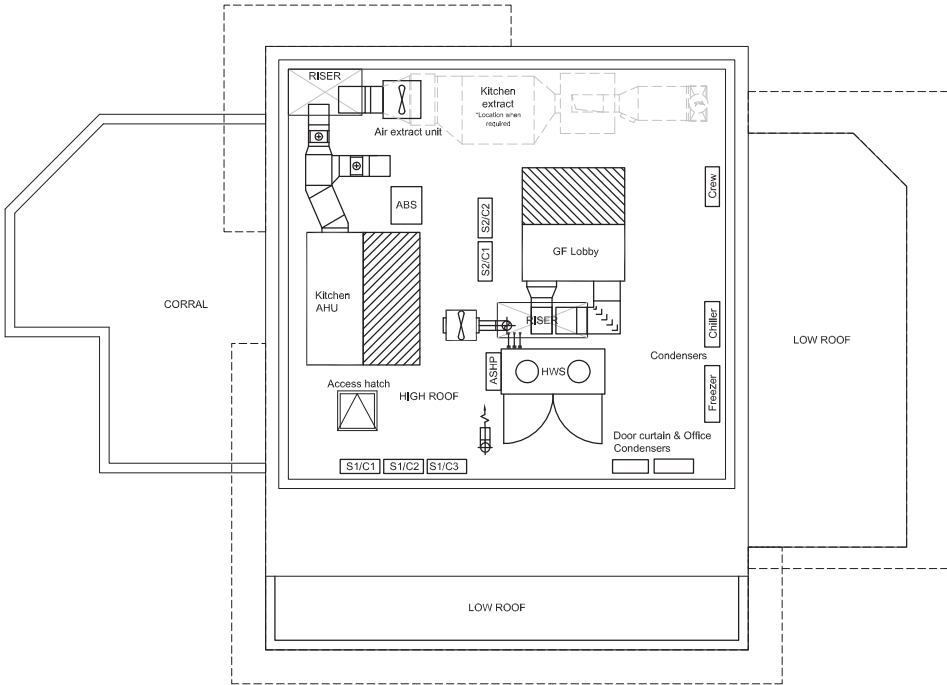
Proposed Internal Layout



Ground Floor Plan



First Floor Plan



Roof Plan

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **AT DESIGN WORKSHOP**

Principal Designer: **TBC**

Unless noted below, all known hazards have been highlighted on the drawing:

- Scale for planning purposes only.

Elevations based on SCURR ARCHITECTS DRAWING NO. XXXX-SA-XXXX-P006 'DO1005 Plans & Elevations dated July 2020

-	29/10/20	JJ	TSS
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		
drawing stage	Planning		
client	McDonald's Restaurants Ltd		
project	store		
	Plas Coch Retail Park Wrexham	8104	
drawing title	Proposed Internal Layout		
date	29/10/20	drawn	JJ
scale@A1	1:100	checked	TSS

APPENDIX 11.2 FLOOR PLANS

PLANNING

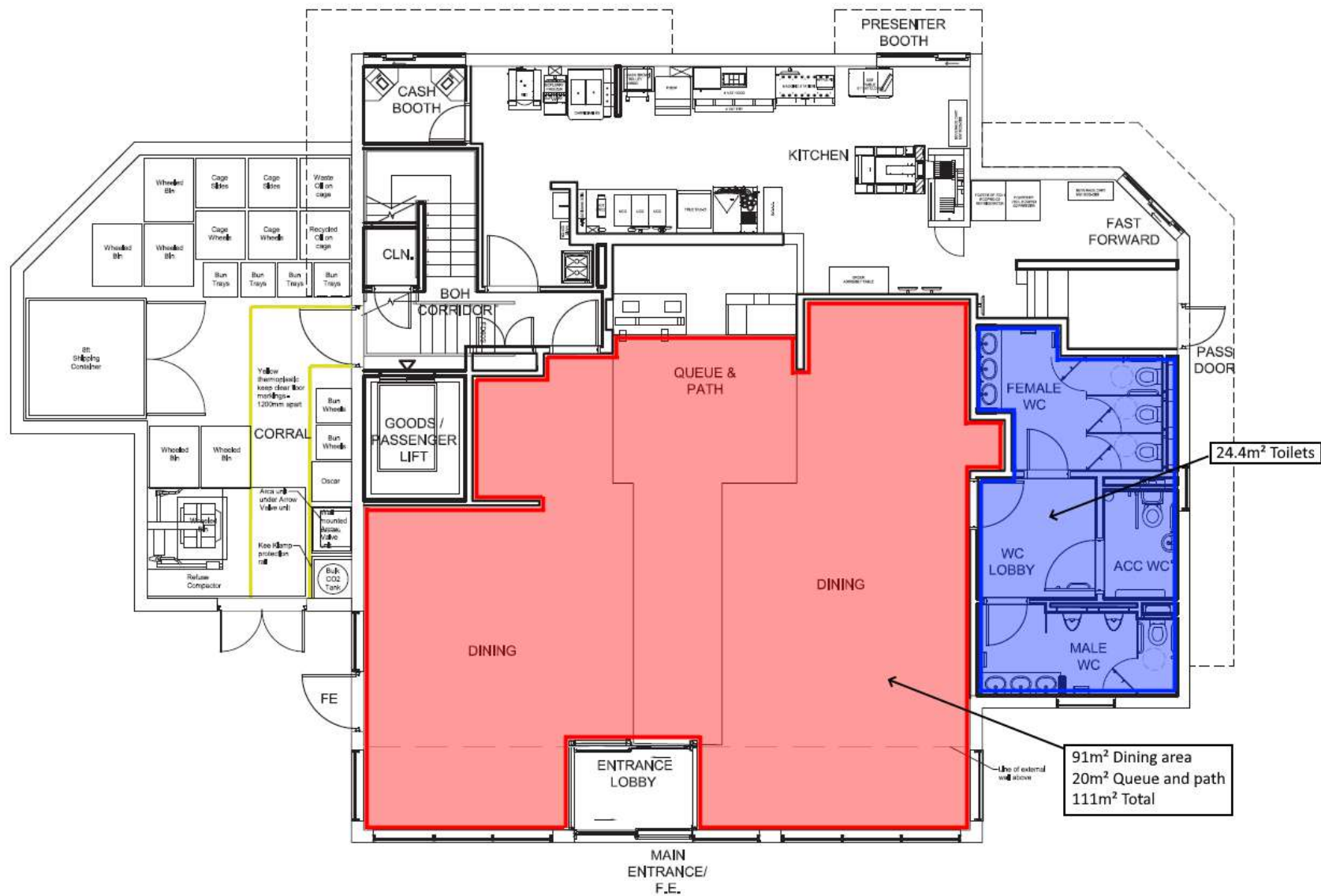
Rev

7391_AEW_8104_1006

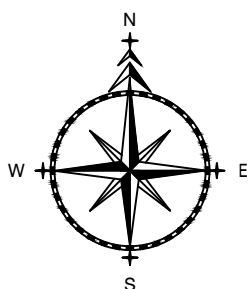
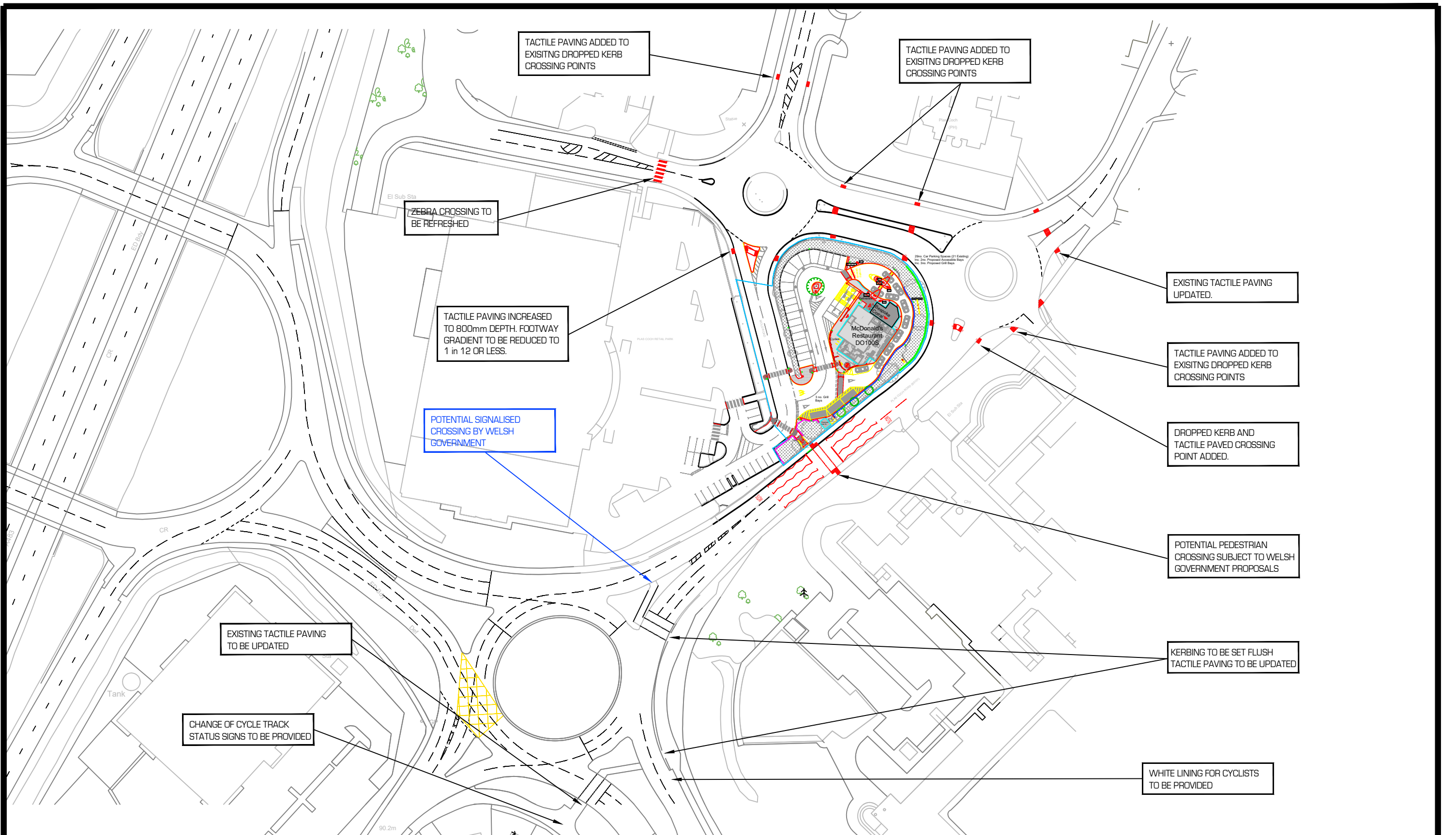
dew architects
0161 214 4370
www.dewarchitects.com



AEW



APPENDIX 11.3
CUSTOMER AREAS



ADL
TRAFFIC &
HIGHWAYS

ADL House
The Oaklands Business Park
Yate, Bristol
BS37 5NA
Tel : 01454 332100
Fax : 01454 327983
E-Mail : CAD@ADLTRAFFIC.CO.UK

NOTES

1. PRELIMINARY DESIGN PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. ALL DETAILS ARE SUBJECT TO INCLUDING CHECKING STATUTORY SERVICE APPARATUS.
 2. DO NOT SCALE FROM THIS DRAWING.
 3. BACKGROUND PLAN IS BASED UPON 7391_AEW_8104_1004B.
 4. ALL DETAILS TO BE CONFIRMED ON SITE AND ON A TOPOGRAPHICAL SURVEY.
 5. ALL TRACKS ASSUME GRADIENTS AND CAMBERS DO NOT EXCEED 1:60 AND 1:40 RESPECTIVELY OTHERWISE VEHICLE MANOEUVRABILITY MAY BE AFFECTED.
 6. ALL LAND OWNERSHIP DETAILS, EXTENT OF ADOPTED HIGHWAY AND RIGHTS OF WAY TO BE CONFIRMED.
 7. ASSUMES ALL LANDSCAPING CAN BE ALTERED AND NO TREES ARE SUBJECT TO TPO.
- © Copyright ADL Traffic and Highways Engineering Ltd

AMENDMENTS

REF.	DATE	DESCRIPTION

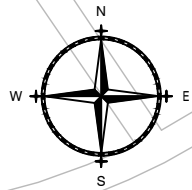
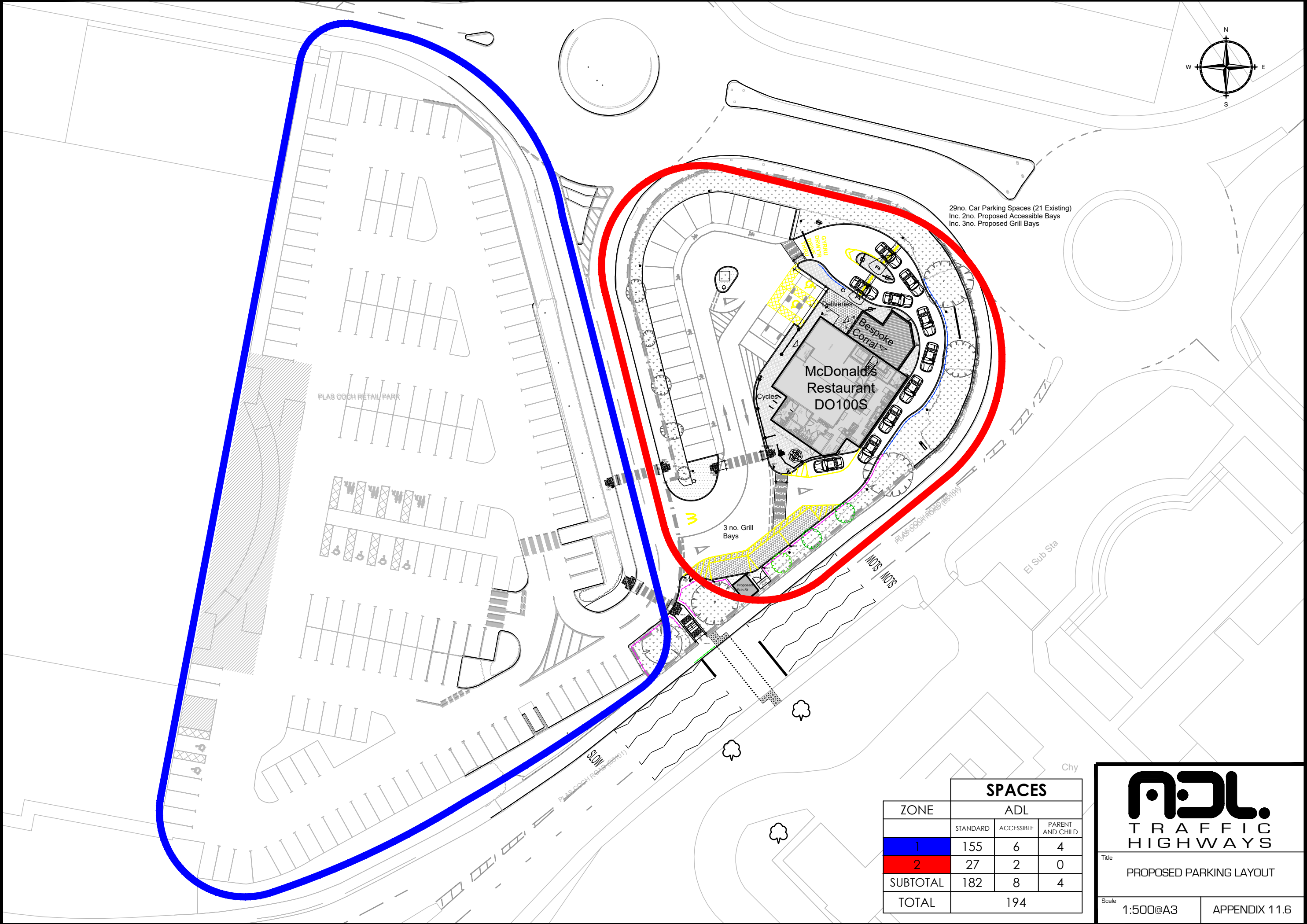
APPENDIX 11.5 PROPOSED HIGHWAY IMPROVEMENTS

ADL Job No. 4171

Project
Proposed McDonald's Restaurant
Plas Coch, Wreham

Title
Proposed Local
Improvements

Date	05.11.20	Drawn	PGL
Checked		Approved	
Scale	1:500@A3	Org No.	4171-08
		Rev.	A



29no. Car Parking Spaces (21 Existing)
 Inc. 2no. Proposed Accessible Bays
 Inc. 3no. Proposed Grill Bays

ZONE	SPACES		
	ADL		
	STANDARD	ACCESSIBLE	PARENT AND CHILD
1	155	6	4
2	27	2	0
SUBTOTAL	182	8	4
TOTAL	194		

Title
 PROPOSED PARKING LAYOUT

Scale
 1:500@A3

APPENDIX 11.6

TRACK ANALYSIS

12.1	11.1m Delivery Vehicle
12.2	9.6m Refuse Vehicle
12.3	Customer Car