

Gwyn Humphreys

From: Doug Bailey
Sent: 15 June 2023 13:59
To: Matthew Phillips; Gwyn Humphreys
Cc: Rachel Penman; Phil Palmer; Cerys Jones
Subject: RE: Bethania Road

Hi Matthew, Gwyn

Apologies for the late response to your emails, and thank you for your email with specific queries

Phil and I have reviewed the application in greater detail including a close look at the Bethania Rd junction connecting onto Llangollen Rd east of the proposed site.

Whilst we are comfortable with the proposed junction onto Bethania road, and vehicular access to the West, we do have the following concerns that warrant more detailed consideration, and we support Mott MacDonald's request for further information, ideally in the form of a Transport Assessment:

1. Pedestrian access in both directions is poor, although we appreciate that this is an issue throughout the borough in many village locations such as this, so it's difficult to refuse based on this parameter alone, but any proposed development should look at options to mitigate making the situation worse, and look at options to improve the situation for the increases this development would bring. So, is there an opportunity to

- a. Link the development via a footpath & cycle track directly onto Llangollen Road, or improve the existing footpaths through to the bus stop opposite the old Air Products gates?
- b. Improve pedestrian access over the redundant railway bridge

2. Vehicular access onto Llangollen Road at the eastern end of Bethania Road is already very poor, and the effect of a proportionally significant increase in vehicles using this junction requires further consideration. In summary, whilst the visibility splays and Safe Stopping Distances are reasonable, we have concerns with increasing the volume of vehicles exiting Bethania Road and turning right, as well as vehicles heading East up Llangollen Rd, and turning left into Bethania Rd

3. Are there any opportunities to improve pedestrian access along Bethania Rd in a Westerly direction which heading towards the nearest school?

As noted in MM's draft response, further information needs to be provided. The proposed 33 new dwellings does represent a significant increase in an area of approximately 100 dwellings serviced directly by Bethania Rd. I refer to Annex D4 in Tan 18 where a transport assessment (TA) can be requested if the proposal may affect a transport network of 'sensitive and strategic importance' as noted in the extract below. The main road between Wrexham and Llangollen can be considered as such. What we don't know is how much existing traffic flows currently through the junction, including from areas to the north, and what would be the anticipated proportion of traffic from the site that would travel each way to and from the site?

D.4 TAs should be secured for developments (including extensions or changes of use) that generate significant levels of movement or are likely to have significant effects on existing patterns of movement. The following table sets out suggested thresholds above which TA should be required, except where planning authorities set out in SPG different 'scale of development' triggers that are locally sensitive, or where they highlight particular locations in the plan area where the transport network is particularly sensitive and consequently thresholds for requirement assessments will be lower.

Phil does use higher figures for traffic flows to and from new developments generally, we would like to review these with the applicant later next week on Phil's return from holiday, but if the applicant can provide a little more detail on the source of their figures that would be appreciated.

In Summary:

Can a Transport Assessment be provided so that the issues/potential traffic increases with the Bethania Rd/Llangollen Rd junction can be appraised, and consideration given to improving the pedestrian access and Active travel? By linking pedestrian access directly to Llangollen Rd, then this may reduce pedestrian access at the Bethania Rd/Llangollen Rd junction as well, which has no footpath.

Once this information is provided we can review the scheme in greater detail.

Regards

Doug Bailey

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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 01 June 2023 14:12

To: Rachel Penman <Rachel.Penman@wrexham.gov.uk>; Doug Bailey <Doug.Bailey@wrexham.gov.uk>

Subject: Bethania Road

Both,

Gwyn has forwarded me the draft updated response from Mott. This still doesn't really fill in the gaps.

Attached is an email I sent to Gwyn last week, however in summery what we need from Mott is:

- Do they accept the assertion in the applicant's TA that the existing traffic levels on Bethania Road are likely to be modest, having regard to the existing number of properties served;
- Confirmation that the 17 peak time trips is a reasonable assumption for this development (in fairness I think they have done this in the draft);
- Whether the additional traffic is a concern for the Bethania Road/A458 junction.

Matthew Phillips

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