

From: [REDACTED] on behalf of [REDACTED]
To:
Subject: FW: CAS-01515-G4Y1D3 - FW: Planning Reference: P 2019 0919
Date: 04 February 2022 08:12:45

From: Sparey, Robert (ESNR - PEDW) [REDACTED] **On Behalf Of** PEDW – Gwaith Achos / Casework
Sent: 01 February 2022 12:04
To: PEDW – Gweithdrefnau / [REDACTED]
Subject: CAS-01515-G4Y1D3 - FW: Planning Reference: P 2019 0919

From: Phil c [REDACTED]
Sent: 01 February 2022 11:03
To: PEDW – Gwaith Achos / Casework [REDACTED]
Subject: Planning Reference: P 2019 0919

I am writing to re-raise my concerns about the location of this proposed drive thru restaurant. I question whether this is a suitable location due to the following reasons.

1. the development would cause “gridlock” and exacerbate congestion in the area
2. It is near to a primary school
3. loss of car parking space for those visiting The Range and Argos.
4. a new housing development on Glyndwr University campus will already increase traffic and congestion in the area
5. A new hotel development will increase traffic and reduce parking already on the retail park
6. B&Q roundabout is already approaching capacity and is gridlock during football matches at Wrexham FC and during peak shopping times.
7. “The Highways report already admits that “The existing road network leading to and serving the retail park suffers from capacity issues during weekday peak times and at the weekend when significant queuing / delays are experienced. The existing A483 / A541 junction, Plas Coch roundabout(s) and New Road / Stansty Road junction suffer from capacity issues and would not benefit from any significant increase in vehicle movements.”
8. “The highways report also admits that it has not factored in the extra homes granted planning permission on Plas Coch Road into additional traffic flow until 2036. But those houses are likely to be built in the next few years meaning the 2036 over-capacity problem could be with us much earlier.”
9. “The approval of this application will also see the implementation of a pedestrian crossing, ensuring that all pedestrians using all of the operators will know retail park will have a safe place to cross.” – This its self will cause congestion in the area

I'm not against drive thrus as long as it's in the right location. This is not the right location as it is already oversubscribed and congested.

There are many alternatives, that do not need to be on this site, the Rhostyllen round about is

a prime example.

Thank you

Phil Childs
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