

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0551 **Your Ref:** P/2018/0551

Date: 12 November 2018

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2872 3824 Kronospan, Holyhead Road, Chirk

Development: Development of an orientated strand board production facility.

The site has an existing access on to the B5070 Holyhead Road; a classified highway subject to a 30mph speed limit. Visibility at the existing access is concurrent with Welsh Government recommended standards of 2.4 m x 43m in both directions.

The transport assessment submitted with the application has assessed current traffic generation at the existing site. This demonstrates that there are currently 752 HGV movements out of the site over each 24 hour period. 556 of these movements occur between 7am and 7pm – an average of 47 HGV movements per hour.

The proposed development is anticipated to generate an additional 182 movements over the 24 hour period; taking the total number of HGVs to 934 per day. 691 of these movements are anticipated to travel between 7am and 7pm – an average of 69 per hour – or 1 HGV every 52 seconds.

The total anticipated increase in HGV movements at the site equates to approximately 24% over a 24 hour period and a similar 24 % increase over the 7am to 7pm period.

The TA has assessed the operational junction capacity at the Kronospan site access. It concludes there is no problem in theory with minimal associated impacts on queueing.

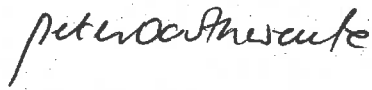
However there is clear photographic evidence of HGVs queuing at the site access and HGVs parked up on the pavements along B5070 waiting to access the site. Whilst the theory indicates the junction is ok, in practice there can be serious queueing issues at the site access.

The addition of a further 182 HGVs in every 24 hour period is likely to exacerbate existing traffic issues at the site access.

Any impact on the A5 and A483 trunk roads which give access to the B5070 will be considered by the Welsh government.

Given that there are already concerns over the operation of the site access I recommend that the application is refused for the following reasons:

The additional HGV traffic generated by the proposed development would be contrary to through traffic interests generally and a likely source of danger to road users.



MP Service Manager Environment