

Sharon Holman
Wrexham Council
Environment & Planning
16 Lord Street
Wrexham
LL11 1LG

6th July 2018

david.colley@sandersonassociates.co.uk
By Email only

Our ref : 10104/DJC/005

Dear Sharon

Outline Planning Application P/2017/0527 for Roadside Services Land West of Wrexham Golf Club, Holt Road, Llanpwl, Wrexham

I refer to receipt of a copy of an email dated 29 June 2018 provided to the applicants planning consultant (DPP Planning) in which you indicate that the Highways Engineer has requested further information. In your email it you advise that:-

He has requested that you confirm that the site selection parameters for PFS with Retail taken from the TRICS database were an appropriate comparison for this site; as the retail element attached to many of the sites appear to be approximately 300 sq. m – significantly less than the 540 sq. m proposed.

The application site occupies an area of around 1.6ha although only around 0.9ha of this is required to accommodate the proposed development which includes the access road, landscaping, drainage attenuation and pump station. The Gross external area of the building is 540sqm with a potential split of 369sqm trading area and 134sqm back of house area (internal areas) with 12 filling bays. The external dimensions of the building are approximately 18m x 30m.

We have interrogated the TRICS database for information about the size of the kiosk buildings on the sites selected to derive the trip rates for the proposals. The TRICS data is included in Appendix E of the Transport Assessment prepared to support the planning application. There were 18 surveys selected from the land use category 13 – Petrol Filling Stations: B – PFS –With Retail for the weekday assessment and 5 for the Saturday assessment. The calculation parameter was based on 'Filling bays'. The survey sites include a number of retailers such as M&S with BP, Tesco Express with Esso, Spar with BP, Co-Op with Texaco. Five sites have M&S Simply Food, 3 have Spar, 3 have Co-Op and 3 have Tesco Express stores.

The TRICS database does not include the kiosk floor area. However, from the location information for the sites used for the weekday trip rate assessment we have estimated the building floor areas from online imagery. The attached Table A shows the TRICS Site reference, locational information, number of filling points and the estimated size of the kiosk where this could be determined. The average size of the kiosk buildings from the 18 TRICS surveys is 294.4 sqm with 9 sites 300sqm or more with a range of 300sqm to 500sqm. Also there are four survey sites with kiosks in the range 400 to 500sqm.

Furthermore, we have recreated the ranking of the 18 survey sites using the TRICS database (v7.5.1) based on the total 2 way trip rate. The two Tables B and C attached show the ranking for the time periods 0800 – 0900 and 1700 – 1800 based on the total trip rate and as can be seen the size of the kiosk has little apparent pattern between the trip rate and kiosk size with other variables such as location and quantum of pass-by trade taking precedent. It is expected that the proposal will serve passing trade on the A534 and A5156 including traffic travelling between the A483 and Wrexham Industrial Estate. However, the higher numbers of filling bays seem to have lower trip rates, although there are only 3 sites with 12 to 15 filling bays. The proposed development is for 12 filling bays.

It is therefore considered that the survey sites do include large kiosks and are considered comparable in terms of assessing vehicle trip rates.

Yours sincerely



David Colley BEng MCIHT
Associate Director

Table A

Reference	Description	Town/City	Area	Location	BAYS	AREA SQM	POSTCODE
WM-13-B-05	TEXACO & CO-OPERATIVE	BIRMINGHAM	WEST MIDLANDS	Suburban Area (PPS6 Out of Centre)	8	500	B17 9QG
SC-13-B-04	BP/M&S	GUILDFORD	SURREY	Edge of Town	8	460	GU1 2RB
SC-13-B-03	BP/M&S	BAGSHOT	SURREY	Edge of Town Centre	8	455	GU19 5HL
LC-13-B-02	CO-OP/TEXACO	PRESTON	LANCASHIRE	Suburban Area (PPS6 Out of Centre)	12	400	PR2 9XH
LE-13-B-02	TESCO EXPRESS & ESSO	LEICESTER	LEICESTERSHIRE	Suburban Area (PPS6 Out of Centre)	8	370	LE3 5EX
DS-13-B-01	ESSO & TESCO EXPRESS	DERBY	DERBYSHIRE	Suburban Area (PPS6 Out of Centre)	8	330	DE21 6NA
DC-13-B-01	ESSO & TESCO EXPRESS	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	6	315	BH23 2AY
EB-13-B-02	BP CONNECT & M&S	QUEENSFERRY	CITY OF EDINBURGH	Edge of Town	15	310	EH30 9YJ
WS-13-B-04	TEXACO/CO-OP	CRAWLEY	WEST SUSSEX	Edge of Town	8	300	RH10 7RU
GM-13-B-01	BP & SPAR	MILNROW	GREATER MANCHESTER	EDGE OF TOWN	8	265	ol16 4jd
SF-13-B-01	TOTAL	BUNGAY	SUFFOLK	Suburban Area (PPS6 Out of Centre)	8	250	NR35 1RX
DC-13-B-02	M&S & BP	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	8	235	BH23 3PP
SF-13-B-02	BP CONNECT & M&S	BURY ST EDMUNDS	SUFFOLK	Edge of Town	8	230	IP33 2RN
EB-13-B-01	BP	EDINBURGH	CITY OF EDINBURGH	Edge of Town	8	225	EH11 4AS
HI-13-B-01	BP	INVERNESS	HIGHLAND	Edge of Town Centre	8	225	IV1 1RY
NY-13-B-02	BP & SPAR	RIPON	NORTH YORKSHIRE	Suburban Area (PPS6 Out of Centre)	6	185	HG4 1HJ
HE-13-B-01	TEXACO/SOMERFIELD	HEREFORD	HEREFORDSHIRE	Suburban Area (PPS6 Out of Centre)	12	145	HR4 9RX
MS-13-B-01	ESSO & SPAR	LIVERPOOL	MERSEYSIDE	Suburban Area (PPS6 Out of Centre)	6	100	L17 8FW

294.4 average

Table B **Trip Rate Ranking data for 0800 - 0900**

Reference	Description	Town/City	Area	Location	BAYS	AREA SQM	POSTCODE	Arrivals	Departures	Totals
SF-13-B-01	TOTAL	BUNGAY	SUFFOLK	Suburban Area (PPS6 Out of Centre)	8	250	NR35 1RX	16.625	13.625	30.25
WS-13-B-04	TEXACO/CO-OP	CRAWLEY	WEST SUSSEX	Edge of Town	8	300	RH10 7RU	15	14.75	29.75
DS-13-B-01	ESSO & TESCO EXPRESS	DERBY	DERBYSHIRE	Suburban Area (PPS6 Out of Centre)	8	330	DE21 6NA	13.625	14	27.625
SC-13-B-03	BP/M&S	BAGSHOT	SURREY	Edge of Town Centre	8	455	GU19 5HL	13.125	13.125	26.25
WM-13-B-05	TEXACO & CO-OPERATIVE	BIRMINGHAM	WEST MIDLANDS	Suburban Area (PPS6 Out of Centre)	8	500	B17 9QG	11.5	11.5	23
DC-13-B-01	ESSO & TESCO EXPRESS	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	6	315	BH23 2AY	11	12	23
LE-13-B-02	TESCO EXPRESS & ESSO	LEICESTER	LEICESTERSHIRE	Suburban Area (PPS6 Out of Centre)	8	370	LE3 5EX	11.125	11.125	22.25
DC-13-B-02	M&S & BP	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	8	235	BH23 3PP	11.5	10.5	22
SC-13-B-04	BP/M&S	GUILDFORD	SURREY	Edge of Town	8	460	GU1 2RB	10.625	10.375	21
EB-13-B-01	BP	EDINBURGH	CITY OF EDINBURGH	Edge of Town	8	225	EH11 4AS	10.625	9.625	20.25
GM-13-B-01	BP & SPAR	MILNROW	GREATER MANCHESTER	EDGE OF TOWN	8	265	OL16 4jd	8.75	8	16.75
HI-13-B-01	BP	INVERNESS	HIGHLAND	Edge of Town Centre	8	225	IV1 1RY	8.375	8.25	16.625
NY-13-B-02	BP & SPAR	RIPON	NORTH YORKSHIRE	Suburban Area (PPS6 Out of Centre)	6	185	HG4 1HJ	8.833	7.5	16.333
MS-13-B-01	ESSO & SPAR	LIVERPOOL	MERSEYSIDE	Suburban Area (PPS6 Out of Centre)	6	100	L17 8FW	8	7.667	15.667
EB-13-B-02	BP CONNECT & M&S	QUEENSFERRY	CITY OF EDINBURGH	Edge of Town	15	310	EH30 9YJ	7.533	7	14.533
SF-13-B-02	BP CONNECT & M&S	BURY ST EDMUNDS	SUFFOLK	Edge of Town	8	230	IP33 2RN	6.75	7	13.75
HE-13-B-01	TEXACO/SOMERFIELD	HEREFORD	HEREFORDSHIRE	Suburban Area (PPS6 Out of Centre)	12	145	HR4 9RX	5.667	6.167	11.834
LC-13-B-02	CO-OP/TEXACO	PRESTON	LANCASHIRE	Suburban Area (PPS6 Out of Centre)	12	400	PR2 9XH	5.25	5.083	10.333
				Average TRICS value				9.882	9.529	19.411

Table C Trip Rate Ranking data for 1700 - 1800

Reference	Description	Town/City	Area	Location	BAYS	AREA SQM	POSTCODE	Arrivals	Departures	Totals
SF-13-B-01	TOTAL	BUNGAY	SUFFOLK	Suburban Area (PPS6 Out of Centre)	8	250	NR35 1RX	28	26.875	54.875
DS-13-B-01	ESSO & TESCO EXPRESS	DERBY	DERBYSHIRE	Suburban Area (PPS6 Out of Centre)	8	330	DE21 6NA	16.125	16.25	32.375
SC-13-B-03	BP/M&S	BAGSHOT	SURREY	Edge of Town Centre	8	455	GU19 5HL	15.875	15.625	31.5
DC-13-B-01	ESSO & TESCO EXPRESS	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	6	315	BH23 2AY	15	14.333	29.333
SC-13-B-04	BP/M&S	GUILDFORD	SURREY	Edge of Town	8	460	GU1 2RB	14.25	14.375	28.625
GM-13-B-01	BP & SPAR	MILNROW	GREATER MANCHESTER	EDGE OF TOWN	8	265	OL16 4jd	11.875	11.875	23.75
DC-13-B-02	M&S & BP	CHRISTCHURCH	DORSET	Suburban Area (PPS6 Out of Centre)	8	235	BH23 3PP	12	11.5	23.5
WS-13-B-04	TEXACO/CO-OP	CRAWLEY	WEST SUSSEX	Edge of Town	8	300	RH10 7RU	11.5	10.625	22.125
MS-13-B-01	ESSO & SPAR	LIVERPOOL	MERSEYSIDE	Suburban Area (PPS6 Out of Centre)	6	100	L17 8FW	10.333	10.667	21
LE-13-B-02	TESCO EXPRESS & ESSO	LEICESTER	LEICESTERSHIRE	Suburban Area (PPS6 Out of Centre)	8	370	LE3 5EX	10.875	9.875	20.75
WM-13-B-05	TEXACO & CO-OPERATIVE	BIRMINGHAM	WEST MIDLANDS	Suburban Area (PPS6 Out of Centre)	8	500	B17 9QG	10	10	20
SF-13-B-02	BP CONNECT & M&S	BURY ST EDMUNDS	SUFFOLK	Edge of Town	8	230	IP33 2RN	8.875	9.5	18.375
NY-13-B-02	BP & SPAR	RIPON	NORTH YORKSHIRE	Suburban Area (PPS6 Out of Centre)	6	185	HG4 1HJ	8.5	8.625	17.125
LC-13-B-02	CO-OP/TEXACO	PRESTON	LANCASHIRE	Suburban Area (PPS6 Out of Centre)	12	400	PR2 9XH	7.917	7.75	15.667
HE-13-B-01	TEXACO/SOMERFIELD	HEREFORD	HEREFORDSHIRE	Suburban Area (PPS6 Out of Centre)	12	145	HR4 9RX	7.667	7.583	15.25
EB-13-B-01	BP	EDINBURGH	CITY OF EDINBURGH	Edge of Town	8	225	EH11 4AS	7.25	7.625	14.875
EB-13-B-02	BP CONNECT & M&S	QUEENSFERRY	CITY OF EDINBURGH	Edge of Town	15	310	EH30 9YJ	7.2	6.733	13.933
HI-13-B-01	BP	INVERNESS	HIGHLAND	Edge of Town Centre	8	225	IV1 1RY	5.5	6.25	11.75
				Average TRICS value				11.105	10.941	22.046