

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0105	Your Ref:	PF/P/2018/0105
Date:	19 th February 2018		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 326 514 Aldi Supermarket Ltd, Plas Coch Retail Park, Plas Coch, Wrexham.

Development: Extensions to existing foodstore.

I refer to your consultation dated 12/02/2018 in respect of the above.

The proposed development site is located on the Plas Coch Retail Park which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph for vehicles approaching from the south and 25mph for vehicle approaching from the north given the geometry of the road.

Access

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 43m to the south and 2.4 x 33m to the north measured to the nearside edge of the adjoining highway. In order to maintain adequate visibility at the existing access, I would recommend that nothing is planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining carriageway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage.

Swept Path Details

I assume that HGVs (16.5m long) deliver to the site during opening hours. The proposed site plan (Drg. No. 2271NES-104 Rev A) indicates that a 16.5m long HGV can satisfactorily enter, maneuver and exit the site.

Parking Provision

The proposed extensions either side of the main building comprise staff meeting room / facilities (116m² GFA) and warehouse (448m² GFA). These extensions are considered to have minimal impact in terms of both traffic generation and parking demand.

In terms of the main building / sales area, I comment as follows:-

I understand that the existing retail area comprises 1071m² GFA. Based on LPGN 16 requirements (A1 Use), the existing retail floor area would require a maximum of 77 spaces. The site currently provides a total of 161 spaces which is considered adequate.

The proposed development comprises an additional 323m² GFA equating to an overall retail floor area of 1394m². Based on LPGN 16 requirements (A1 Use), the proposed retail floor area would require a maximum of 100 spaces. The site proposes to provide a total of 127 spaces which is considered adequate.

Traffic Generation

Although I am mindful of the capacity issues in this area ie/ Plas Coch roundabout, B & Q roundabout and Mold Road roundabout, I would not consider the proposed development likely to result in any significant increase in vehicle movements compared with the existing movements on the local highway network.

I therefore have no objections to the proposed development on highway grounds and recommend any permission include the following conditions:-

CONDITIONS

- | | |
|---------------------|---|
| ZJ41
026R | GENERAL LAYOUT
Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Drg. No. 2271NES-104 Rev A . |
| ZJ17
038R | VISIBILITY SPLAYS (NEARSIDE)
Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the south and 2.4 metres x 33 metres to the north measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility. |

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

peter dothman