
NEWRIVER RETAIL

PROPOSED CONVENIENCE FOODSTORE DEVELOPMENT, FIVE CROSSES INN, MINERA

NOTE 003 (T29) - RESPONSE TO WCBC HIGHWAYS COMMENTS

1ST AUGUST 2016

Introduction - This technical note has been produced to respond to the comments and objection made by Peter Douthwaite (PD) at Wrexham County Borough Council on 20th June 2016, associated with NewRiver Retail's proposals for a convenience foodstore development located at The Five Crosses Inn, Minera.

PD's response is predominantly repetition of comments made in relation to the previous planning application (P/2015/0644), which received planning permission on 29th April 2016. Bearing this in mind, a response is provided below.

Proposed Access Junction - The proposed access junction, and off-site highways improvements (as shown on Connect drawing 14015-T29-010 Revision I) are the same as those previously permitted (P/2015/0644).

Proposed Parking Provision - PD states that the proposed provision of 21 parking spaces is unacceptable to serve the public house and convenience store. All of PD's comments have been responded to within the submissions made as part of the previous application.

The previously proposed provision (P/2015/0644) of 23 parking spaces was found acceptable. The assessment contained within the May 2016 Transport Statement (which includes parking surveys at local convenience stores, and the public house) identifies a maximum combined accumulation of 15 vehicles, and therefore the reduction in capacity of just 2 spaces (compared to permission P/2015/0644), is unlikely to affect the operation of the site.

Turning Provision - The turning arrangements both on and off-site are the same as those previously permitted (P/2015/0644).

Travel Plan - A staff Travel Plan will be provided, as per planning condition 11 and 12 of the previous planning permission (P/2015/0644).

Service and Delivery Management Plan - A Service and Delivery Management Plan will be provided, as per planning condition 3 of the previous planning permission (P/2015/0644), and as provided at Appendix 4 of the May 2016 Transport Statement. It appears from the comments that PD has not seen this.

Recycling and Refuse Collection - As stated at Section 3.0 of the May 2016 Transport Statement, a private management company would service the site, and some waste would be collected privately. The remainder of waste will be stored in external bins and collected by standard refuse collection vehicles.

Highway and Pedestrian Improvements - PD's comments are accepted in relation to Connect drawing 14015-T29-010 Revision I.

Swept Path Analysis - PD's comments are accepted in relation to the Connect swept path drawings.

Traffic Regulation Order - PD states the requirement for a traffic regulation order to deter parking along Ruthin Road. This was agreed as part of the previous planning permission (P/2015/0644), and the applicant is still agreeable to this provision.

Conclusion - The objection raised is unjustified, particularly given the principles established by virtue of planning permission P/2015/0644, and it is requested that Mr Douthwaite reconsiders the highways response to the current application.