

Cerys Jones

From: Philip Forster
Sent: 13 April 2016 11:11
To: planning_admin
Subject: FW: P/2015/0968 - Proposed Bakery and Offices , Ash Road, Wrexham - Response to Highway Comment - E-mail 1 of 3
Attachments: P-2015-0968 Additional Response 1.pdf

Highways response

From: Phil Palmer
Sent: 13 April 2016 09:45
To: Philip Forster
Subject: RE: P/2015/0968 - Proposed Bakery and Offices , Ash Road, Wrexham - Response to Highway Comment - E-mail 1 of 3

Hi Phil

My response attached.

Regards, Phil

From: Philip Forster
Sent: 30 March 2016 14:20
To: Phil Palmer
Subject: FW: P/2015/0968 - Proposed Bakery and Offices , Ash Road, Wrexham - Response to Highway Comment - E-mail 1 of 3

Email 1 of 3

Hi Phil,

I meant to send these to you when they came in. You'll receive a couple of emails from me after this on as well.

The agent has considered your response and provided the following amendments/justifications. Can you have a look at these and comment in due course.

Thanks

Phil

From: Gareth Edwards [<mailto:gareth@dpadesign.co.uk>]
Sent: 15 March 2016 14:14
To: Philip Forster
Cc: planning; Dave Sharp
Subject: RE: P/2015/0968 - Proposed Bakery and Offices , Ash Road, Wrexham - Response to Highway Comment - E-mail 1 of 3

1501
Ref: P/2015/0968

Phil,

Further to your e-mail below and my subsequent e-mail 23/02/16 (copy attached) I'm replying to the highway comments although you were to review and let me know the points you needed a response to.

Site Access – Visibility (Drg. No. 27-15-05)

Please see attached e-mail dated 15/03/16 from Sumner Associates with response and amended drawing 27-15-05 A.

Site Access – Layout (Drg. No. P-02 Rev A)

Please see amended drawing P-02 B attached confirming the access road being 7.3m wide with 15m radii. Drawing updated in line with highway consultant drawing 27-15-05 A to show dropped kerbs and crossing points from new bus stop. Further dropped kerbs not required across the entrance bell mouth as no existing highway footways. Position of proposed gate/barrier already shown as being 20m from edge of highway and note expanded to confirm no SW from development to flow onto adjoining highway. Street lighting column shown to be relocated.

Proposed Footway/Bus Stop

Please see attached e-mail dated 15/03/16 from Sumner Associates with response and amended drawing 27-15-05 A.

Parking and Turning Provision

Please see attached from Sumner Associates amended transport assessment and travel plan (to follow in e-mail 2 of 3 and 3 of 3). It confirms that 150 staff will be employed and that 75 car parking spaces will be required which in conjunction with 20 visitor spaces will be sufficient to the known level of demand. Disable car parking numbers will be retained as 4No as originally shown.

I've extracted below sections from LPGN 16 and highlighted in red the relevant sections and confirm that the relevant points raised have been addressed in the transport assessment and travel plan prepared by Sumner Associates.

.....LOCAL PLANNING **GUIDANCE** NOTE NO.16

Parking Provision

*The Standards shown in Fig A - D set out parking standards for different land uses as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended). They set a maximum for new developments and changes of use and apply throughout the County Borough..... For uses not mentioned in Fig A - D the parking requirements **will be determined on the basis of local circumstances and the potential demand for parking associated with that use**.....*

*The car parking standards set out below are maximum standards for each land use category. **In accordance with national policy the Council has no minimum parking requirements. In cases where the amount of parking provided is below the maximum the Council will need to be satisfied that this is appropriate for the likely level of demand, without undermining requirements for inclusive access.** The following points should be taken into account:*

New Development

*Some on-site parking is likely to be required for most new developments. **Developers should clearly demonstrate that the amount of parking provided will be sufficient to meet likely demand and show they have taken account of how close a site is to employment, local facilities such as shops and frequency of public transport**.....*

It trust that the above provides sufficient information and look forward to receivign your response. I would be most grateful if you could give me a call on your return to the office on Monday 21 March 2016.

Kind regards

Gareth Edwards BSc (Hons) MCIAT ICIQB
Director

For and on Behalf of

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From: Philip Forster [<mailto:Philip.Forster@wrexham.gov.uk>]
Sent: 11 February 2016 16:34
To: Gareth Edwards
Subject: FW: P/2015/0668 - proposed bakery and offices , Ash Road, Wrexham

Sorry Gareth,

See highways response attached.

Phil

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