

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0952

Your Ref: P/2010/0952

Date: 14 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2810 3720 Chirk station, Station Avenue, Chirk

Development: Reinstallation of railway, erection of station buildings, operation of railway, extension to existing footbridge, replacement footbridge, construction of platforms, extension to Cadburys visitors car park to provide additional parking for railway users, provision of layby, alteration to existing vehicular field access and access trackway and other general associated ancillary works.

I refer to your consultation dated 16 November 2010 in respect of the above site.

Although I don't object to the principal behind the proposal, the submission does raise a number of highway concerns.

There is no clear information to show how the projected visitor numbers were derived. Furthermore the projected number of cars per day compared to visitors equates to 3.5 per car which is above what we would expect and which consequently reduces the apparent highway impact and car parking requirement.

Whilst there appears to be adequate space within the proposed car park I would like some clarification of requirements and a proposed car park layout. There doesn't appear to be provision made for the parking of coaches.

The proposed access track appears to suffer from inadequate visibility. The application does not make clear the intended use of the access track.

The proposed new footbridge over the railway line will provide some benefit to the highway but some modifications to the footway near the Canal wood Industrial estate access will be required.

The railway line is very close to existing retaining walls alongside the B4500 Chirk Glynceiriog Road. There is some concern over the effect that a railway line will have on slope stability and the integrity of the retaining walls.

There is serious concern about proposals to encourage / passengers to disembark at Pontfaen station to visit Chirk fisheries. The road at this point is subject only to the national speed limit and it is considered that vehicles travel up to this limit. (60mph) There is no footway provision near the site and the idea of visitors particularly those with young children being encouraged to cross the highway cannot be supported. The highway authority is unlikely to support any use of the proposed station that would permit passengers / pedestrians to get on or off the train at this point.

Please ask the applicant to submit further details in respect of the following:

- Validation of visitor numbers and how that translates to car trips
- Clarification of car parking requirements and car park layout
- Parking for coaches
- Intended use of access track
- Visibility requirements for the access track
- Study on the stability of roadside retaining walls impacted upon by the proposed railway.
- Modifications to the footway at the proposed new footbridge
- No public access /exit from the station near Chirk Fisheries.



Infrastructure and Planning Manager