

MEMORANDUM

From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0005 **Your Ref:** KH/P/2011/0005
Date: 25TH January 2008

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 322 503 Railway Land adjoining Wrexham Maelor Hospital, Croesnewydd Road, Wrexham.

Development: Use of existing car park on a permanent basis (previously granted under code no. P/2007/1428).

I refer to your consultation dated 10/01/2011 in respect of the above.

Although there were no objections to the siting of the helipad under planning permission P/2004/0990, the car parking facility was only granted on a temporary basis.

This was because it was considered that the proposed development represented yet further expansion of the hospital facilities which was likely to involve an increase in traffic movements. This has added to the existing congestion problems within the area including Berse Road / Mold Road, Croesnewydd Road and Watery Road / Bradley Road.

As the proposed link road (Western Gateway – Junction 3 Scheme) serving the hospital car park providing access to the A525 Ruthin Road has not yet been constructed to alleviate the existing traffic generation in this area, I would not be able to support the use of this car park on a permanent basis.

I would therefore recommend the application be **REFUSED** for the following reason:-

The traffic generated by the proposed development is adding to the existing congestion problems within the area including Berse Road / Mold Road, Croesnewydd Road and Watery Road / Bradley Road.

However, I understand that the proposed access improvements onto Croesnewydd Road (Western Gateway – Junction 3 Scheme) are likely to commence some time this year. I would therefore have no objections to the extension of permission to use the existing car park on a temporary basis until these improvements are completed. Once complete, I would have no objections to the car park being used on a permanent basis.

A handwritten signature in black ink, appearing to read 'J. Paul' or similar, with a large, stylized initial 'J' and a long, sweeping flourish at the end.

Infrastructure and Planning Manager