

MEMORANDUM



From: Infrastructure & Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/JP/2010/0981

Your Ref: P/2010/0981

Date: 26 January 2011

TOWN AND COUNTRY PLANNING ACT 1990.

Location: O. S Grid Ref: E 332592 N 350112 Ruthin Road, Wrexham

Development: Erection of new superstore including service yard, car park, access road, petrol filling station and associated landscaping.

I refer to your consultation dated 29 November 2010 in respect of the above.

The application is for a proposed food store and associated petrol filling station, to be operated by Morrisons.

The development will occupy the former Council highway depot site and disused railway land off the A525 Ruthin Road.

The proposal includes the construction of a new access road from Ruthin Road. The access will connect to Ruthin Road at a new traffic signal controlled crossroads, opposite the junction of Centenary Road.

The new access road will provide access to the superstore car park and service area. It has been designed to make provision for a service vehicle access to the ambulance depot and the remaining disused railway land between the superstore and the operation railway line.

It is further proposed to construct a 4m wide footway/cycleway between the access road and Croesnewydd Road as part of the development.

A separate pedestrian access from Ruthin Road into the site will be provided approximately mid way between the railway bridge and the proposed site access.

The application includes a car park comprising 464 spaces.

40 cycle parking spaces will be provided.

An earlier application (Ref P/2010/0090) was submitted by the applicant for a superstore on this site, which was granted approved in August 2010. Whilst this application makes changes to the position of the store, petrol filling station and general layout, the highway impact, access arrangements and mitigation proposals are broadly as planning application P/2010/0090.

I note that an objection has been raised by the Welsh Ambulance Services NHS Trust, raising concerns about the impact of the development on the operation of Wrexham Ambulance Station. I have considered the points made by the Trust and remain satisfied that the highway related conditions attached to the original planning application are satisfactory and that a number of issues raised by the Trust can be dealt with during development of the detailed highway design.

I therefore recommend that the following conditions attached to the permission for planning application P/2010/0090 be attached to this application:

Condition No	Matter referred to
6	Net retail sales area restricted to 3342 sq.m. (Note: for avoidance of doubt this should be clarified to relate to the main food hall).
11	Layout of the main site access. (Note: for clarification purposes, this condition should be extended to include the layout of the accesses to Wrexham Ambulance Station).
12	Improvements to A483 Wrexham By Pass/A525 Ruthin Road. (Note: the error in the road number of Wrexham bypass should be corrected from A484 to A483).
13	Improvement to Ruthin Road Bradley Road.
14	Improvement to Ruabon Road/Fairy Road/Victoria Road roundabout.
15	Vehicle parking and turning facilities.
16	Cycle parking facilities.
17	Bus stops and shelters.
18	Construction stage traffic management plan.
19	Travel Plan.
20	Discharge of water onto the highway.

Notes

HIGHWAY SUPPLEMENTARY NOTES

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

WORKS WITHIN THE HIGHWAY

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway. You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out

APPROVAL OF RETAINING WALLS

The developer will need to seek technical approval from the Council's Environment Department for any retaining structures that support a highway.



Infrastructure & Planning Manager