

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0536 **Your Ref:** KH/P/2010/0536
Date: 1st July 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 326 510 Glyndwr University, Plas Coch Campus, Mold Road, Wrexham.

Development: Construction of new car park.

I refer to your consultation dated 23/06/2010 in respect of the above.

As discussed in relation to previous / current developments at the Plas Coch Campus, the existing highway network including the Plas Coch and B & Q roundabouts in this location are already considered to be operating at or above full capacity and would not benefit from any increase in traffic movements.

Alternatively, access from Crispin Lane is either via the Crispin Lane / Mold Road junction to the south or via the Crispin Lane / Stansty Road junction to the north. Both of these junctions are considered inadequate in layout / design and would not benefit from any increase in traffic movements.

Previous application ref: P/2009/1000 for the Centre for The Child included the provision of 85 no. temporary parking spaces delivered by the start of the new term (Sept 2010) to replace the 85 no. spaces displaced by contractor parking. I assume these temporary spaces would be removed once the proposed nursery was completed.

As the proposed car park appears to be for an additional 272 no. permanent spaces, such a facility is likely to generate a significant increase in traffic movements from the university campus. However, no information has been provided to indicate why these spaces are required and what impact any increase in vehicles movements will have on the existing highway network.

Planning consent (ref: P/2010/1000) for The Centre for The Child required the submission of a "University Wide Parking Management Plan" to address the issues of parking within the whole campus. However, no details have been submitted to date.

Planning consent (ref: P/2009/0835) for The Creative Industries Building required the submission of a suitable Travel Plan. The submitted Travel Plan which has since been approved included ambitious targets for modal shift, reducing reliance on the use of the car. The submitted Planning & Access Statement submitted with this application included a car parking survey which determined that there was always at least 100 no. spare parking spaces available within the campus at any one time. This survey therefore suggests that adequate parking provision is available within the university campus.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide details justifying the need for the additional permanent parking spaces and to demonstrate how there will be no detrimental impact on the existing highway network.

In the absence of the above I would recommend **refusal** for the following reasons:-

1. **Inadequate information has been submitted to justify the need for additional parking provision at the proposed development site.**
2. **Inadequate information has been submitted to indicate that the proposed car park and associated traffic generation will have no detrimental impact on the existing highway network.**



Operational Manager Traffic & Transportation