



wrexham
COUNCIL
CNGOR
wreccam

MEMORANDUM

From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0835	Your Ref:	CB/P/2009/0835
Date:	23 rd October 2009		

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

Location: O. S Grid Ref: 325 511 Glyndwr University, Plas Coch Campus, Mold Road, Wrexham.

Development: Construction of new creative industries building.

I refer to your consultation dated 12/10/09 and my previous memo dated 18/08/2009 in respect of planning application ref. P/2009/0835.

The revised Planning & Access Statement received with the latest application suggests that the new building will not result in any significant increase in the overall population of the university and there is therefore no reason to expect car trip generation to increase over existing levels. Assuming this is the case, then no detailed traffic assessment would be required.

In terms of parking provision at the proposed development site, I comment as follows:-

As there is a perceived lack of parking provision at the university, I would suggest that the university considers its parking management and signage in order for motorists to easily locate vacant spaces within the campus. These measures should be included as part of any final Travel Plan.

In terms of the proposed use of the existing access located along Plas Coch Road to the south west of the Plas Coch roundabout, I comment as follows:-

This existing access is currently limited to "left turn in" only and is used exclusively for staff. The use of this access has been restricted to avoid interference with traffic flows on this busy section of Plas Coch Road. This access is of inadequate width and design to serve as a means of access to construction traffic including larger HGVs and would not be supported on highway grounds.

Any alternative arrangements to accommodate construction traffic into and around the site would require the submission of a suitable "Construction Traffic Management Plan" for further assessment / approval.

In terms of the draft Travel Plan, I comment as follows:-

The submitted draft Travel Plan is considered acceptable. I would recommend that any permission requires the submission of a final Travel Plan within 12 months of occupation of the site for further approval.

If this application is to be supported, I would recommend any permission include the following conditions:-

CONDITIONS

1. Details of a suitable Construction Traffic Management Plan shall be submitted to the Local Planning Authority for further approval.
2. Details of a suitable Parking Management Plan shall be submitted to and approved by the Local Planning Authority prior to first occupation.
3. A final Travel Plan shall be submitted to the Local Planning Authority within 12 months of occupation of the site for further approval.

REASONS

1. In the interests of highway safety.
2. To provide for the parking of vehicles clear of the highway.
3. To reduce the use and dependency on the motor car.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.



Operational Manager Traffic & Transportation