

MEMORANDUM



From: Operational Manager Traffic and Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/P/2009/0939

Your Ref: P/2009/0939

Date: 04 December 2009

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2982 5347 Land at former Brymbo Steelworks.

Development: Outline application for erection of supermarket and small retail units and associated car parking

I refer to your consultation dated 18 November 2009 concerning the above.

This is an outline application where all matters are reserved.

It is on land previously set aside for commercial development accessed off a proposed new spine road connecting Brymbo village with Brymbo Link Road.

A transport assessment undertaken in 2005 in support of planning application P/2005/0114 considered retail development at the site of only 250 m². This application is for 1700m² and could potentially generate a significant increase in traffic which may impact on the key junctions in the vicinity of the site.

A 30% increase in residential development has been granted outline planning permission on the Brymbo steelworks development since the original transport assessments were undertaken.

It is therefore considered necessary that an updated and revised transport assessment is submitted in lieu of all committed and proposed development on the Steelworks site. Consideration must also be given to the provision of public transport.

The occupation of this site cannot be undertaken until the Spine Road connecting Brymbo village with Brymbo Link Road is completed to a standard suitable for adoption by the Highway Authority. Any permission should include a suitably worded condition to reflect this.

Although the application is in outline only and it is recognised that all matters are reserved I think it is worth noting that the proposed site layout provides no facility for the servicing of the 6 retail units and this will need consideration prior to submitting a reserved matters application.

I recommend that any planning permission include the following conditions:

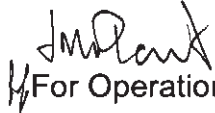
CONDITIONS

NONSTDC TRANSPORT ASSESSMENT

NONSTDR No development shall be permitted until a revised transport assessment has been submitted to and approved by the local planning authority.

NONSTDC BRYMBO SPINE ROAD

NONSTDR The development shall not be occupied until the Brymbo Spine Road connecting Brymbo village with Brymbo Link Road is completed to a standard suitable for adoption by the Highway Authority



For Operational Manager Traffic & Transportation