

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2009/0961 **Your Ref:** PF/P/2009/0961
Date: 30th November 2009

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 326 514 The Plas Coch Public House, Plas Coch Road, Wrexham.

Development: Internal alterations and single storey side extension – External cold storage unit within yard area.

I refer to your consultation dated 23/11/09 in respect of the above.

The development site is located on the Plas Coch Retail Park which is a busy retail park accessed off Plas Coch Road.

TRICs data would suggest that the proposed dining area extension (approx. 47m²) is likely to generate around 43 additional vehicle movements per day. However, this would only equate to around 2 trips (inbound) and 2 trips (outbound) during the evening peak hour.

Although the existing Plas Coch and B & Q roundabouts which provide access to the development site are already considered to be operating at or above capacity, the likely increase in vehicle movements is considered to be insignificant.

Based on a net public floor space of approximately 227m² including the proposed extension, LPGN 16 would require the provision of a total of 57 no. spaces. As there are 80 no. spaces provided at the development site, parking provision at the site is considered adequate.

I would therefore have no objection to the proposed development on highway grounds.

Supplementary Notes

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


R/ Operational Manager Traffic & Transportation