

MEMORANDUM

From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2010/0327 **Your Ref:** SJG/P/2010/0327
Date: 29th April 2010

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

Location: O. S Grid Ref: 325 512 Plas Coch Road / Mold Road / Berse Road, Wrexham.

Development: Proposed highway improvement (To Plas Coch Road) in proximity to The Plas Coch / Mold Road / Berse Road Roundabout.

I refer to your consultation dated 22/04/2010 including layout plan (Drg No. ACPA40/GA/01 Rev D – Dated March 2010) in respect of the above.

The proposed development site is located on Plas Coch Road which is a busy classified road subject to a 30mph speed limit.

This section of Plas Coch Road between the existing roundabouts (ie/ Plas Coch / Retail Park roundabout and Plas Coch Road / Mold Road / Berse Road roundabout) currently suffers from significant congestion / queuing issues particularly during peak hours which causes significant delay for those customers egressing from the retail park.

The application proposes the widening of this section of Plas Coch Road in order to accommodate a continuous two lane approach from the Plas Coch Road / Retail Park roundabout up to the Plas Coch Road / Mold Road / Berse Road roundabout. The proposed widening of Plas Coch Road will reduce the potential for queues to extend unnecessarily back into the retail park by improving traffic flows between the 2 no. existing roundabouts.

I would recommend that a 2.0m wide footway is constructed along the northern side of Plas Coch Road providing a continuous link between the existing footway along this section (see note).

The proposed works shall be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980 to carry out the works.

I would recommend that the applicant submits a suitable Construction Traffic Management Plan to the Planning Authority for further approval. This shall be approved prior to commencement of the works.

Any proposed retaining structures along this section of Plas Coch Road may require approval from our Operational Manager Engineering Consultancy - Ms. Sharon Stevens. I would recommend that the applicant contacts Ms. Stevens (Tel: 01978 297109) to discuss the details of any proposed retaining structures and modifications to existing retaining walls.

I would therefore recommend any planning permission include the following conditions:-

CONDITIONS

1. The proposed widening scheme shall be laid out in accordance with the submitted layout plan (Drg. No. ACPA40/GA/01 Rev D – Dated March 2010).
2. A suitable Construction Traffic Management Plan shall be submitted to the Planning Authority for further approval. This shall be approved prior to commencement of the works.

REASONS

1. In the interests of highway safety.
2. In the interests of highway safety.

Supplementary Notes

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

Note to Applicant

- The proposed works shall be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980 to carry out the works.

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

- Any proposed retaining structures along this section of Plas Coch Road are likely to require approval from our Operational Manager Engineering Consultancy - Ms. Sharon Stevens. I would recommend that the applicant contacts Ms. Stevens (Tel: 01978 297109) to discuss the details of any proposed retaining structures and modifications to existing retaining walls.

A handwritten signature in black ink, appearing to read "John Paul". The signature is stylized with a large, looped "J" and a long, sweeping underline.

Operational Manager Traffic & Transportation