

MEMORANDUM

From:	Suzie McGarva on behalf of Chief Officer, Environment & Technical	To:	Mared Rees-Jones
Our Ref:	P/2019/0546	Your Ref:	P/2019/0546
Date:	14 th July 2020		

Location: O.S Grid Ref: Former site of Brymbo Steelworks, Brymbo
Development: Outline planning permission for up to 450 dwellings (Class C3 use), provision of a primary school, small district centre comprising up to 1395sq.m of class A1 retail, up to 372 sq.m of class A3 restaurant/ public house, up to 465 sq.m of class D1 use, multi-functional green infrastructure, including children's play area and informal open space, surface water attenuation, vehicle accesses, car parking, engineering works, public footpaths and hard and soft landscaping, underground services, and all ancillary and enabling works, with all matters reserved except for vehicular access from Brymbo Road.

Further to previous Highways consultation response, dated 1st of October 2019, this memorandum provides a response to the updated plans submitted 23rd March 2020 as follows;

- Drawing 3499 – A – 0003 – PI, Proposed Ty Cerrig Site Access /Brymbo Road Junction
- Drawing RG-M-05-1 Rev M, Land Use Plan
- Drawing RG-M-05-2 Rev M, Land Use Plan
- Drawing RG-M-05-3 Rev M, Land Use Plan with Aerial

It is noted that the above plans address only the previous comments in relation to the new access taken off Brymbo Road and required removal of the emergency access to the north of Ty Cerrig, therefore, all comments in relation to outstanding matters raised in the previous correspondence still remain.

Access

The proposed site is split broadly into three separate areas, east, north and west of Phoenix Drive. Access to the western site is proposed from the Brymbo Road approximately 225m north west of Lamberton Drive / Llewelyn Road roundabout that was constructed as part of the original redevelopment.

Whilst existing traffic speeds have been measured at roughly 40mph, it is considered that vehicular speed may increase if significant lengths of hedgerow are removed along Brymbo Road to create visibility splays for the proposed access. In accordance with previous recommendations it is identified within the proposed plans that the 40mph traffic regulation order has been extended beyond the new access. The siting of this speed limit complies with TSRGD Chapter 3 with a visibility of 95m for drivers approaching from the higher speed limit. It is noted that the existing 40mph limit on Brymbo Road includes dragon's teeth and 'SLOW' markings on approach, similar should also be installed on approach to the proposed new 40mph signage location.

The drawings omit any indication of a speed limit on the proposed new access into the development. Details of the proposed limit along this access should be provided. It is expected that within the development area itself speed limits of 30mph or less would be proposed.

All speed limit signs should comply with TSRGD Chapter 3.

It is noted from Drawing 3499 – A – 0003 – PI, Proposed Ty Cerrig Site Access /Brymbo Road Junction, that the proposal is to provide a 6.5m wide access road with 2m footways to either side. In accordance with Wrexham Council adoptable standards these widths meet the requirement to serve 300 dwellings. Whilst neither the Transport Assessment or Design and Access Statement confirm the proposed number of dwellings accessed from Brymbo Road it does appear to be less than 300. It is noted however, that if the intention is to accord with Wrexham Council's adoptable standards this width of road would also require junction radii of 15m. The current plan indicates only 10m radii on the access junction. No swept path drawings have been provided to indicate the turning movements of vehicles into the site and onto Brymbo Road itself, however, it is recommended that these be provided along with justification of the 10m radii which is not compliant with Wrexham Council's adoptable standards if the road is to meet the requirement to serve 300 dwellings or more.

It should also be noted that Road Safety Audit's of the proposals should be provided to assess any safety implication associated with the proposed access.

Emergency Access

The update Land Use Plan indicates the previously proposed emergency access which appeared to connect onto a private road / path has been removed. No alternative emergency access is indicated on the plan. As stated in previous correspondence any permission should include a condition requiring the provision of an adequate emergency access into the site.

Conclusion

The revised Proposed Ty Cerrig Site Access /Brymbo Road Junction has been reviewed and it can be seen that the relocation of the 40mph speed limit meets with Wrexham Council's requirements. The emergency access route has been removed but no alternative proposed. Overall, the speed limit has been addressed but there still remain outstanding items from the original Highways response dated October 1st 2019 which still require to be addressed by the developer.

A handwritten signature in dark ink, appearing to read 'K. Lewis', followed by a comma.