

10 December 2020

Mr David Williams
Planning Department
Wrexham Country Borough Council
16 Lord St
Wrexham
LL11 1LG

Jones Lang LaSalle Ltd

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jll.co.uk

Dear Mr Williams

P/2020/0623

ERECTION OF A FOODSTORE (USE CLASS A1), CAR PARK, ACCESS AND LANDSCAPING

AT LAND AT HOME FARM, GRESFORD ROAD, LLAY, LL12 0NW

We write on behalf of Aldi Stores Limited following the decision made in regard to the above planning application at the Council's Planning Committee Meeting of Monday 7 December 2020.

Members voted to approve planning permission subject to an amendment to Condition 17.

Condition 17 as worded in the committee report stated:

'No development shall commence until details of the zebra crossing, bus stop, all footways and signage within the public highway have been submitted to the Local Planning Authority. The scheme shall be approved and fully implemented prior to the first use of the development.'

On behalf of the applicant, we ask that the decision notice is not issued and that the application is taken back to the planning committee to reconsider Condition 17 with the following proposed wording:

"No development shall take place until details of a pedestrian crossing on Gresford Road have been submitted to the LPA. The scheme shall be approved and fully implemented prior to the first use of the development."

The applicant fully recognises the principle behind the amendment as voted by members and agrees that the safest option should be applied for the crossing. However, the implementation of a pelican crossing as a signalised crossing is not the most appropriate within this location, rather a Zebra crossing is the most appropriate. It should also be noted that pelican crossings are no longer implemented but puffin crossings are and it is assumed that members were referring to a puffin which is a signalised crossing.

Enclosed is an advice note from David Manley QC which advises that the application should be reconsidered at the next available meeting, which we understand will take place on 4 January 2021; and that the above wording is agreed for condition 17.

Furthermore, enclosed is a detailed Technical Note produced by the applicant's transport consultant, Cameron Rose Associates which considers the appropriate Pedestrian Crossing Provision for the location on Gresford Road is a Zebra crossing.

It is only in the interest of the applicant to provide the right type of crossing and if a pelican crossing (or Puffin crossing) is most appropriate, it would install it. However, it would be sub-optimal, therefore not the most appropriate on this occasion.

We strongly request that the application is taken back to members for determination with a focus on the wording of Condition 17 and that most importantly all parties agree that the safest and most appropriate pedestrian crossing is provided, ie a Zebra crossing.

I would be grateful if you can confirm receipt of this letter, with enclosures; and that the application will be considered at the committee meeting of 4 January 21.

Finally, we would be happy to discuss the detail and reasons why a zebra crossing is best served in this location with yourselves.

A handwritten signature in black ink, appearing to read 'JG' or similar, written in a cursive style.

Yours sincerely,

Joanna Gabrilatsou

Mobile 07970 275826

joanna.gabrilatsou@eu.jll.com

Enclosures: Advice Note from David Manley QC
Technical Advice Note 4: Pedestrian Crossing Provision from Cameron Rose Associates

cc Huw D Williams, WCBC, Solicitor
Claudia Currie, Mott MacDonald
Bryn Richards, Aldi Stores Limited, Property Director
Iain Miller, Cameron Rose Associates, Director