

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:		Your Ref:	P/2020/0603
Date:	12 th October 2020		

Unit 6 Pacific Park Bridge Road North, Wrexham Industrial Estate Erection of 2 new industrial units on land to the north of Unit 6 Pacific Park

Further to your email / consultation dated 09/10/2020 in respect of the above, I comment as follows:-

Advice was given on this proposal at pre-application stage.

Site location and sustainable access

Wrexham industrial estate is an appropriate location for the development of industrial units, with a suitable road network and accessibility by public transport and active travel. There is a bus stop within walking distance of the development site and appropriate footways are present.

Access and Site layout

The site plan shows an access with appropriate visibility splays and an internal site layout that can accommodate large vehicles for servicing and deliveries.

Parking

The proposed provision of 40 car parking spaces is within the maximum of 53 permitted by the Wrexham CBC Parking Standards and will accommodate the expected demand generated. Mobility spaces are provided in line with the Parking Standards and cycle parking is provided above the requirements.

Traffic Generation

Trip generation has been estimated using a robust methodology to be 7 vehicles in the morning peak and 10 vehicles in the evening peak. However, as the proposed parking provision allows for up to 40 vehicles on site, there is a small risk that vehicle use could be greater. The worst case scenario would be 40 vehicle trips generated in the peak hour.

It is not clear how the network peak has been established and no indication is given of the existing traffic flows on the Bridge Road North/Redwither Road junction, or the Abbey Rd/Ash Rd North junction. This means that no formal traffic impact assessments have been undertaken. However, I appreciate that due to the COVID19 restrictions this year it has not been possible to collect meaningful survey data and the traffic generation is low and contained within an existing industrial area.

Road Safety

The review of the accident history of the road network close to the development site shows no indication of road safety issues.

Construction Management

No details have been provided of how construction traffic to the site will be managed, however it is not expected that construction traffic will be an issue.

Conclusion

The development is appropriately located within the Wrexham Industrial Estate and is accessible by public transport and active travel.

The Transport Assessment lacks information on existing traffic flows and does not demonstrate the full traffic impact of the proposal. However, given the current difficulty in obtaining meaningful data it is not realistic to expect a full assessment, the worst case traffic generation is low and it would be contained within an existing industrial area.

The proposed site layout, access and parking provision are appropriate.

There is no highways reason why this proposal would not be supported, but a condition requiring a Construction Management Plan to be submitted and approved should be made.

A handwritten signature in black ink, appearing to be 'R. Khan', is written on a light blue background.

Chief Officer, Environment & Technical