

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2018/1021	Your Ref:	P/2018/1021
Date:	29 November 2019		

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

Location: O. S Grid Ref: 3346 5622 Land at Home Farm, Gresford Road, Llay
Development: Application for approval of details reserved by condition imposed under planning appeal reference: App/H6955/A416/3147116 (planning ref: P/2014/0905)

Condition 15 – Submission of a detailed scheme to improve the junction of the B5102, B5373 and Chapel Lane and a scheme to provide pedestrian footway improvements along Gresford Road

I refer to your consultation dated 17 December 2018 in respect of the above.

Paragraph 51 of the Inspectors report under planning appeal reference: App/H6955/A416/3147116 stated that the 'Appellant's highways witness gave evidence as to how congestion would be further alleviated by the introduction of an additional lane on the Straight Mile and the introduction of a MOVA system at the Crown junction'

On the basis of the Appellants highway statement the Inspector attached a pre commencement condition requiring a 'detailed scheme to improve the junction of the B5102, B5373 and Chapel Lane'

Initial proposals submitted for the scheme and the one presented to the Inspector showed the provision of a MOVA system and the construction of an additional through lane on the B5102. Having checked these proposals it became clear the proposals were unworkable and potentially dangerous; this was confirmed by a safety audit commissioned by the developer.

Following ongoing discussion with the developer a revised scheme was submitted for assessment. In attempting to mitigate the safety concerns previously identified, the developers submitted a revised control methodology allowing for each approach to the junction to operate independently. This has addressed the safety concerns; making improvements for pedestrians and removing the existing vehicular conflict issues between right turning traffic.

The introduction of MOVA ensures improved overall capacity at the junction.

With regards the second part of the condition which required a scheme to provide pedestrian footway improvements along Gresford Road.

The proposed scheme demonstrates a proposal to construct two new central islands to enable pedestrians to cross the Gresford Road. It is considered that the proposed plans are adequate to discharge the condition.

A handwritten signature in black ink, appearing to read 'D. Harty', with a long horizontal flourish extending to the right.

Service Manager Environment