

Our Reference: 065665/LK

30th November 2017

Planning Department
Wrexham County Borough Council
Lord St
6 Lord Street
Wrexham
LL11 1LG

Planning Condition 15, Approved Residential Development, Gresford Road, Llay.
Planning Application Reference: P/2014/0905
Appeal Reference: APP/H6955/A/16/3147116

Further to the recent outline planning appeal decision for the above scheme, our clients Anwyl Construction and Bellway Homes imminently intend to submit the first reserved matters submission to your Council for the residential element of the approved scheme. A further reserved matters application for the commercial element of the approved scheme will follow in due course.

Separately to this, there are a number of pre-commencement planning conditions attached to the Inspector's decision that require discharging, including Condition 15, which reads:

"Prior to the commencement of development a detailed scheme to improve the junction of the B5102, the B5373 and Chapel Lane, and a scheme to provide pedestrian footway improvements along Gresford Road shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved".

This letter has therefore been prepared to set out information relating to the discharge of Condition 15 above.

In respect of the first part of Condition 15, namely a scheme of improvements to the B5102 / B5373 / Chapel Lane junction (hereinafter referred to as the 'Crown' junction), Curtins have prepared a scheme of improvements for the Council's consideration.

The proposed scheme of improvements is shown on the enclosed **Drawing Number 65665-CUR-00-XX-DR-TP-03005-P01**. This is an updated version of the drawings that were submitted at the outline planning application and planning appeal stage, and has been revised to better fit the more accurate topographical survey mapping that has now been obtained of the junction.

In respect of the previously submitted improvements, the Inspector noted the following in his decision dated 11th January 2017:

[Para 48] "In this instance for example, works to the Crown Junction are proposed that would improve the future traffic situation if the development goes ahead as compared to the "do nothing" scenario without the development. That will be a real benefit to existing residents, and it is because of the size of the scheme that it is capable of making a meaningful difference that might otherwise not come about."

[Para 208] "Nonetheless, a considerable amount of representations was received that raised concerns with highway safety in the vicinity of the site, and specifically in regards to pedestrian safety, congestion, vehicle speeds as well as increased noise and pollution from vehicles [145-147]. Improvements would be carried out at the Crown Junction through the installation of the MOVA traffic light system that optimises traffic signals in response to the balance of traffic flow at each arm of the junction; there would also be speed limit reductions on Straight Mile and pedestrian footway improvements along Gresford Road [51]. These improvements, other than the speed limit reduction, would be secured through planning conditions."

[Para 210] *"I am satisfied that the assessments and surveys undertaken by the Appellant, and which were assessed by the Council, were carried out using recognised and accepted methodology and provide sufficient information to understand the potential highway impacts of the development. The Council did not raise a highway objection to the proposal and did not submit evidence on highway grounds to the Inquiry [24, 148]. I have seen no technical evidence to lead me to take a different view to that of the Appellant's witness or the highways experts within the Council."*

The scheme features:-

- The installation of 'MOVA' signal control;
- The introduction of a new 40m long left turn lane on the Straight Mile approach to the junction; and,
- The rationalisation of the existing road markings.

The zebra crossing over Gresford Road (which was a feature of the previous scheme considered at the Public Inquiry) remains part of the scheme (indicatively), however this will be delivered separately in due course, as the commercial land parcel which it serves is not included within the first reserved matters application boundary.

Consequently, the need for the crossing is redundant at this stage, and will only become necessary once a second reserved matters application is submitted for the development of the commercial land parcel in the western part of the overall site.

It is understood that the second part of Condition 15 above, which requires the submission of '*a scheme to provide pedestrian improvements along Gresford Road*', refers specifically to the requirement to provide a footway along the southern side of the site frontage.

The proposed detailed residential site layout plan (which is being submitted alongside the first reserved matters planning application) shows that a pedestrian route will be provided within the south-eastern part of the site, through a combination of new footpaths, and new shared surface estate roads. A copy of this plan (**Drawing Number AH085-PLA03 Rev A**) is enclosed with this letter.

WMBC's approval to this condition discharge application is therefore sought so that our clients can proceed to carrying out the detailed design of the improvements and seek to enter into a Section 278 Agreement to deliver them.

We trust the above is acceptable to you and we look forward to hearing from you.

Yours faithfully,



Lee Kendall
Associate
For and on behalf of **Curtins**

Enc: Drawing number 65665-CUR-00-XX-DR-TP-03005-P01 – Proposed Improvements to Crown Junction
AH085- PL03 Rev B

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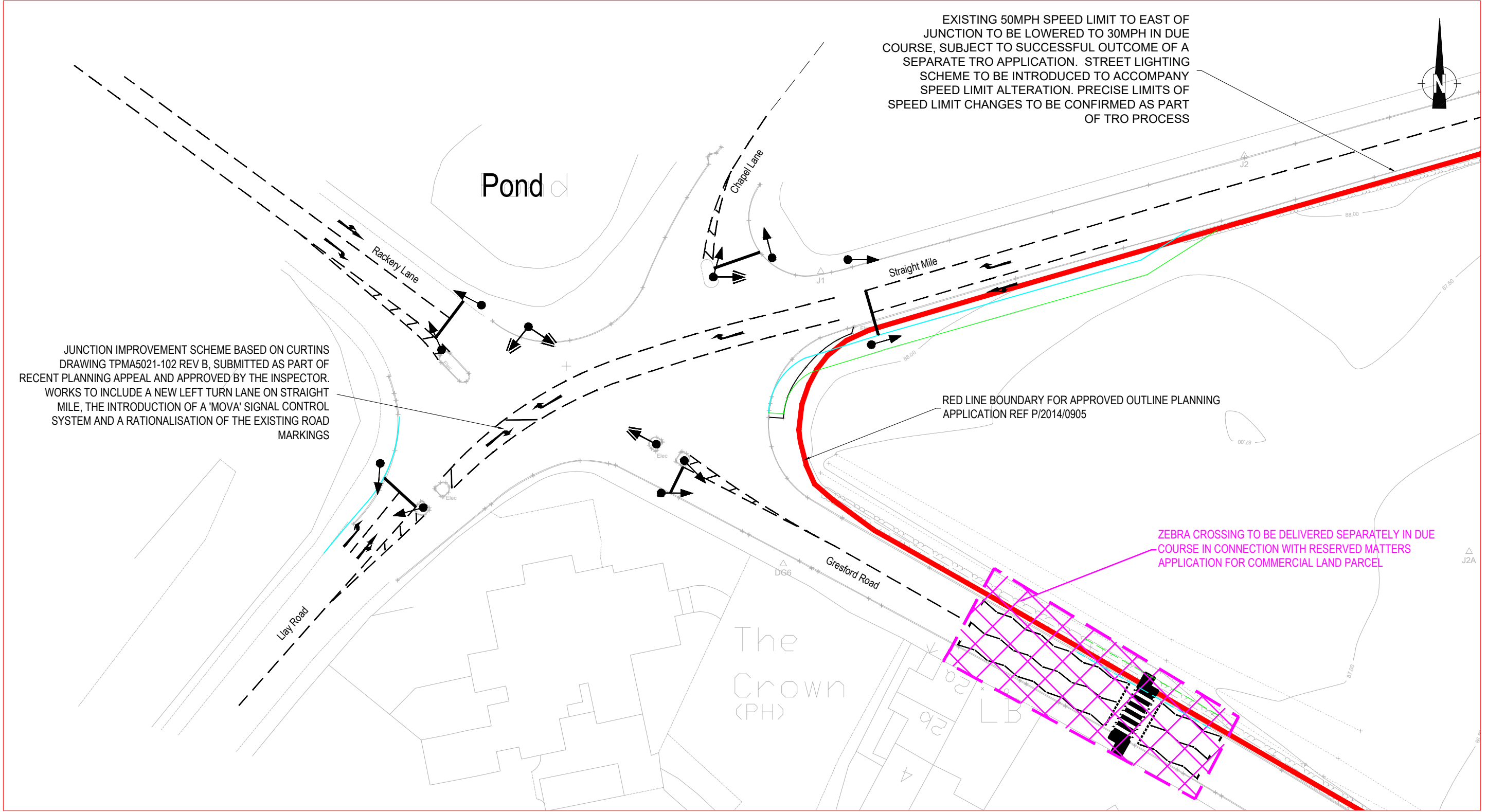
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JUNCTION IMPROVEMENT SCHEME BASED ON CURTINS DRAWING TPMA5021-102 REV B, SUBMITTED AS PART OF RECENT PLANNING APPEAL AND APPROVED BY THE INSPECTOR. WORKS TO INCLUDE A NEW LEFT TURN LANE ON STRAIGHT MILE, THE INTRODUCTION OF A 'MOVA' SIGNAL CONTROL SYSTEM AND A RATIONALISATION OF THE EXISTING ROAD MARKINGS

EXISTING 50MPH SPEED LIMIT TO EAST OF JUNCTION TO BE LOWERED TO 30MPH IN DUE COURSE, SUBJECT TO SUCCESSFUL OUTCOME OF A SEPARATE TRO APPLICATION. STREET LIGHTING SCHEME TO BE INTRODUCED TO ACCOMPANY SPEED LIMIT ALTERATION. PRECISE LIMITS OF SPEED LIMIT CHANGES TO BE CONFIRMED AS PART OF TRO PROCESS

RED LINE BOUNDARY FOR APPROVED OUTLINE PLANNING APPLICATION REF P/2014/0905

ZEBRA CROSSING TO BE DELIVERED SEPARATELY IN DUE COURSE IN CONNECTION WITH RESERVED MATTERS APPLICATION FOR COMMERCIAL LAND PARCEL

GENERAL NOTES:

REV	ISSUED	00/00/00	XXX
Rev:	Description:	Date:	By:



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Project: GRESFORD ROAD, LLAY		Status: PRELIMINARY	
Drg Title: PROPOSED IMPROVEMENTS TO CROWN JUNCTION		Drawn By: JM	Checked By: LK
		Designed By: JM	Date: 24/11/17
		Scale: 1:500	
Project No:	Originator:	Zone:	Level:
65665	- CUR	- 00	- XX
DR	- TP	- 03005	- P01



Home farm Gresford Road, Ilay

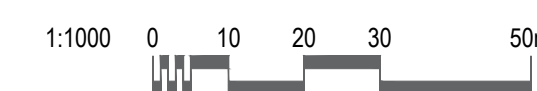
Unit Ref/Name	Bed No.	Unit No.	Unit #	Rt Total
Private				
SLEA168 LEWIS A	5BED/STORY DETACHED	3	1677	5031
4LA129 LARCH	4BED/STORY DETACHED	27	1239	34911
4FA124 FARRHAVEN	4BED/STORY DETACHED	19	1239	23541
4OA115 OAKWOOD	4BED/STORY DETACHED	19	1511	21869
3WE103 WESTON	3BED/STORY DETACHED	2	1025	2650
3WE103 WESTON W/Garage	3BED/STORY DETACHED	15	1025	15375
3EA103 EASTON	3BED/STORY DETACHED	2	1025	2650
3QO498 GORDON ALT	3BED/STORY DETACHED	17	988	19786
3LA019 CLAUDINE	3BED/STORY DETACHED	12	943	11316
3SH091 SHELLEY	3BED/STORY SEMI	6	910	5450
3BY085- ALT	3BED/STORY SEMI	10	855	5850
3CH073 CHATSWORTH	3BED/STORY SEMI	2	733	1468
2STJ02 STUDLEY	2BED/STORY SEMI	1	619	619
Affordable				
COVENTRY	2BED/STORY SEMI	8	811	5488
GREENWICH	3BED/STORY MEWS	2	870	1740
HAMPTON	3BED/STORY MEWS	2	855	1710
3CH073 CHATSWORTH	3BED/STORY SEMI	3	733	2832
2WIFF068 WISTATON	2BED APARTMENT FF	8	694	5742
2STJ02 STUDLEY	2BED/STORY SEMI	13	619	8047
1W1GF655 WISTATON	1BED APARTMENT OF	8	551	4048

Grand Total:	180 Units	179831 ft²
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ACCOMMODATION SCHEDULE - LLA - AWWY HOMES					
Unit RefName	Bed No.	Unit No.	Unit #	# Total	
DE	4BED2STOREY DETACHED	6	1790	10740	
CA	4BED2STOREY DETACHED	2	1551	3102	
KI	4BED2STOREY DETACHED	10	1462	14620	
GL	4BED2STOREY DETACHED	16	1044	2364	
CA	4BED2STOREY DETACHED	11	1175	12925	
AB	3BED2STOREY DETACHED	13	1025	13325	
AS	4BED2STOREY DETACHED	13	1271	23878	
TE	3BED2STOREY DETACHED	13	1035	13455	
PU	3BED2STOREY DETACHED	15	1033	15495	
BR	3BED2STOREY SEMIWEWS	16	851	13616	
EL	3BED2STOREY SEMIWEWS	6	724	4344	
KI	3BED2STOREY SEMIWEWS	10	752	7520	

Affordable Units					
MO	MONMOUTH	3BED/2STOREY SEMI/MEWS	12	804	9648
CA	CARMARTHEN	2BED/2STOREY SEMI/MEWS	18	685	12330
FL	FLAT	1BED APARTMENT	16	490	7840

Grand Total:	182 Units	184302 ft²
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ISSUED FOR
PLANNING

 30-11-2017 Issued for Planning	Rev Date	JNL By	Out
	Client		
 			
Project Home Farm, Gresford Road Llay			
Drawing Title Overall Planning Layout			
Drawn by JNL	Checked by -	Date July 2017	
Status PLANNING	Scale at A1 1:1000		
Job no. AH085	Dwg no. PLA03	Rev. A	
 Astle Planning & Design Limited The Steam Mill, Steam Mill Street, Cheshire, CH3 5AN 01244 886644 info@astlepd.co.uk www.astlepd.co.uk			

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