

MEMORANDUM



From: Service Manager Environment

To: Head of Environment and Planning

Our Ref: EP/DC/PP/2017/0212

Your Ref: SEH/P/2017/0212

Date: 28th March 2017

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 316 503 Western Gateway, Land off Ruthin Road, Wrexham.

Development: Application for variation of condition 3 imposed under planning permission P/2012/0059 to extend the period for the submission of reserved matters for a further period of five years and variation of condition 4 to extend the period for development to begin 7 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

I refer to your consultation dated 22/03/2017 in respect of the above.

General

The issue of capacity / traffic congestion has not changed with regards to the position concerning the A483(T) and Junction 4. As a Council, we need to be mindful of the fact there is significant scrutiny on any new development proposals in this area. Members have been presented with the outcomes of the Capita Highways study as have private developers through the LDP consultation process. The Council must be wary of the risk of challenge from developers with an interest in this area and who have been previously limited on the grounds of highways constraints. I'm sure they will be watching very closely any further developments in this area.

As per previous e-mails on this subject. I can only reiterate our stance from a highways perspective in that a considered and measured response will be provided if and when any further development is put forward in this location. I would however suggest it would be very difficult for a highways officer to defend a position to categorically support any additional development in this location beyond what has already been supported (WAST/Moneypenny/Aldi/Armed Forces/Brother).

Condition 3

No objection.

Condition 4

No objection.

Condition 6

Recent highway improvements to facilitate new developments in the area have delivered some of the previously requested off-site improvements including the construction of a new cycle route along the adjacent former railway line from the A483 to Croesnewydd Road.

It is recommended that condition 6 is amended accordingly to state:-

No development shall take place until details of all off-site road improvements have been submitted to and further approved by the Local Planning Authority. These shall include:-

- Infrastructure improvement works to the A483 trunk road network to facilitate existing / future demands.
- Infrastructure improvement works to facilitate access / egress from the site to the A525.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



 Service Manager Environment