

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: P/2017/0396 **Your Ref:** P/2017/0396
Date: 22nd May 2017

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

Location: O. S Grid Ref: 334 508 The Elms, Rhosddu Road, Wrexham.
Development: External alterations.

I refer to your consultation dated 18/05/2017 in respect of the above.

The proposed development site is located on Rhosddu Road which is a busy, classified road subject to a 30mph speed limit. The existing access suffers from substandard visibility and I would not normally wish to support any proposed development that would result in any increase in vehicle movements.

The existing car park is not formally marked out and the site already appears very congested. Given that it is proposed to transfer a number of staff into The Elms site, I would normally raise concerns over the adequacy of the proposed parking provision at the site and its potential to impact on the free flow of traffic on Rhosddu Road.

However I am informed by the planning department that the transfer of existing staff from one building to another is something that cannot be controlled through the planning process.

This being the case then I would make no objections to the proposal on highway grounds.

A new pedestrian access is proposed along the site frontage onto Rhosddu Road. This would appear to access onto the existing off-road cycleway fronting the site which would be unacceptable. Such an access should be located just beyond the existing ladder tactiles.

Could you please ask the applicant to amend this detail on a revised layout plan.

Peter Do Mwanza

M Service Manager Environment