

Clare Whiting

From: Philip Forster
Sent: 07 December 2016 10:17
To: planning_admin
Subject: FW: Co-op Rhostyllen 2016/0876 Parking survey
Attachments: 2016-0876 Co-op Rhostyllen Transport Statement 1689ts.f.pdf; Rhostyllen Parking Survey (1).pdf

Please attach email and PDFs as amended highways report to P/2016/0876.

From: Rhian Stratton [<mailto:r.stratton@nexusplanning.co.uk>]
Sent: 07 December 2016 09:42
To: Philip Forster
Cc: Leonard, Stuart; Thomas Pemberton
Subject: Co-op Rhostyllen 2016/0876 Parking survey

Hi Phil,

As discussed please find attached Transport Statement and results of the parking survey, if you could please share with the Peter Douthwaite.

To summarise, the evidence illustrates that during the vast majority of a typical trading day the number of spaces proposed once the proposed works has been completed will be more than sufficient to accommodate the demand from the existing customer base.

Furthermore, an overall improvement will also be achieved in highway safety terms through the rationalisation of the external storage and car parking area.

When considering the overall planning balance, the highway safety benefits that would be delivered through the rationalisation of the storage and car parking areas and securing improvements to a valued community asset outweigh the limited degree of harm that the loss of 2 parking spaces would incur when considering the sustainable credentials of this site.

I'll give you a call to follow up later this week. You will also receive a brief Planning Statement from me.

Kind regards

Rhian

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Rhian Stratton
Associate

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