

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0648	Your Ref:	MP/P/2015/0648
Date:	4 TH November 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 331 502 Retail Park, Island Green, Wrexham.

Development: Alterations to car park and public realm (Application 1 as referred to in supporting documents).

I refer to your consultation / email dated 29/10/2015 including revised layout plan (Drg. No. 1003 Rev 2) in respect of the above.

The proposed development involves the re-configuration of the car park to improve vehicular / pedestrian arrangements within the site. The proposed development will increase car parking capacity at Island Green from 434 spaces to 496 spaces (increase of 62 spaces).

It is not considered that the increase in traffic generation as a result of the proposed additional spaces will have any detrimental effect on highway safety. The increased parking provision will aid the high parking demand currently experienced at peak times.

The revised layout plan (Drg. No. 1003 Rev 2 – June 2015) indicates a number of proposed raised crossing points (shaded blue). I would not normally recommend the provision of raised crossing points at junctions. However, the car park is privately managed and will not have any detrimental impact on the adopted highway.

The applicant will need to submit details of the proposed car park lighting scheme for further approval. Please ask the applicant to liaise with our Street Lighting Section – contact either Paul Rogers on Tel: 01978 729673 or Rob Lee on Tel: 01978 729690.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. **1003 Rev 2 – June 2015**.

NONSTD
026R
E06N
E07N

SUBMISSION OF FURTHER DETAILS

No part of the development shall commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority: ***delete as appt ****

- 1) *Detailed layout & design of any proposed car park lighting scheme.*

The scheme as is approved shall be fully implemented prior to first use of the development.

Supplementary Notes

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

P. Palmer

pp. Service Manager Environment