

WB/14076
18 December 2014

James Litherland
Matthews and Goodman
Nations House
Edmund Street
Liverpool
L3 9NY

Dear James

Westminster Industrial Estate, Gwersyllt, Wrexham

I refer to the above project and understand that the Planning Application has now been submitted to the Council with a masterplan illustrating 85 dwellings on the site.

The Transport Assessment report was produced assuming a maximum of 102 dwellings on the site, in line with earlier development proposals for the site. The assessment of the traffic generation from the site assumed that all dwellings would be privately owned houses to provide a robust assessment of the traffic impacts associated with the scheme.

The proposed reduction to 85 dwellings on the site would be anticipated to lead to a reduction in the traffic generation from the site, as illustrated below;

TRIPS FROM 85 DWELLINGS	ARRIVALS	DEPARTURES	TOTAL TWO WAY
AM PEAK	14 vph	35 vph	49 vph
PM PEAK	33 vph	20 vph	53 vph
DAILY	221 vehs per day	229 vehs per day	450 vehs per day

The reduced development potential would be anticipated to lead to a reduction in traffic movement associated with the site proposals than considered within the Transport Assessment report of around 20%.

It is therefore concluded that the findings of the Transport Assessment report would be very robust and would still be valid.

Yours sincerely



Director
On behalf of SCP

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