

MEMORANDUM



From: Network and Infrastructure Manager

To: Chief Planning Officer

Our Ref: PD/2012/0045

Your Ref: P/2012/0045

Date: 26 April 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2800 4300 Former Air Products site, Llangollen Road, Acrefair

Development: Outline application for mixed use development comprising residential, commercial and leisure uses

I refer to your consultation dated 24 January 2012 in respect of the above

This is an outline application where all matters are reserved except the proposed site access.

The applicant has submitted a transport assessment to consider the implications of the increased traffic generation on the local highway network. The report concludes that all junctions operate within capacity and I can confirm that I concur with this assessment.

The report also assessed the two proposed accesses into the site. It has been agreed with the applicant that the access shall take the form of a simple T junction for the commercial area and a ghost island junction for the residential. The approved plan meets with all current highway guidance on the provision of new accesses and provides adequate facilities for pedestrians.

I recommend that any permission include the following condition:

CONDITIONS

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

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

- 1) Detailed layout, design, drainage and construction of the proposed accesses.

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

NONSTDC ACCESS LAYOUT

026R The site accesses shall be laid out in strict accordance with layout plan(s) No.

NOTE

The proposed location of the access to the commercial area will mean that the existing bus stops may need to be relocated; this issue can be resolved at the reserved matters stage. The relocated stops will require upgrading to include real time information and shelters.

The southern part of the site is adjacent to an existing Public Right of Way. The route is narrow and poorly surfaced. The reserved matters application will need to consider making improvements to PROW 10 and PROW 24.

Any reserved matters application will require a travel plan for the residential area.

Any potential cycling and walking links to the local community must be further investigated as part of reserved matters.

Improvements to pedestrian provision across the site frontage will also be required as part of the reserved matters.

Peter O'Sullivan

PP

Network and Infrastructure Manager