ADL/CC/4171

24 July 2025

Mrs S Carpenter
Planware Ltd
St Andrews Castle
33 St Andrews Street South
Bury St Edmunds
IP33 3PH

Dear Sarah

Re: McDONALD'S RESTAURANT, PLAS COCH RETAIL PARK, PLAS COCH, WREXHAM, LL11 2BW

I understand that it is proposed to modify the layout of the above site to relocate the sub station resulting in the removal of one grill bay. The revised layout is included as Attachment 1.0.

The proposed car parking provision would be 28 spaces including, 2 disabled spaces, 1 EV space and 2 grill bays.

The Committee report for the planning application (July 2024) stated that, "***there have been three independent surveys undertaken of the Retail Park car park in 2019 and 2021. During the busiest period the car park was recorded as still having 42% available parking and 97 available spaces"***. It is therefore concluded that the proposal would still have more than sufficient car parking provision.

The proposed drive thru lane has capacity for 13 vehicles and it has been demonstrated via queue surveys based on comparable restaurants that the expected demand would be 11 vehicles on a Friday and 10 vehicles on a Saturday (ADL Proof November 2024 Section 4.7).

The comparable restaurants of Darlington (DL1 4PJ) and Bradford (BD10 8EG) have two grill bays and the restaurant at Plymouth (PL7 4TB) has 3 grill bays. The provision of 2 grill bays is more typical for a McDonald's restaurant and it is considered that this level of provision would not effect the predicted operation of the drive thru lane or the level of queues.

TRACK analysis for a car entering and exiting the grill bays is included as Attachment 2.0 and demonstrates that access/egress is achievable.

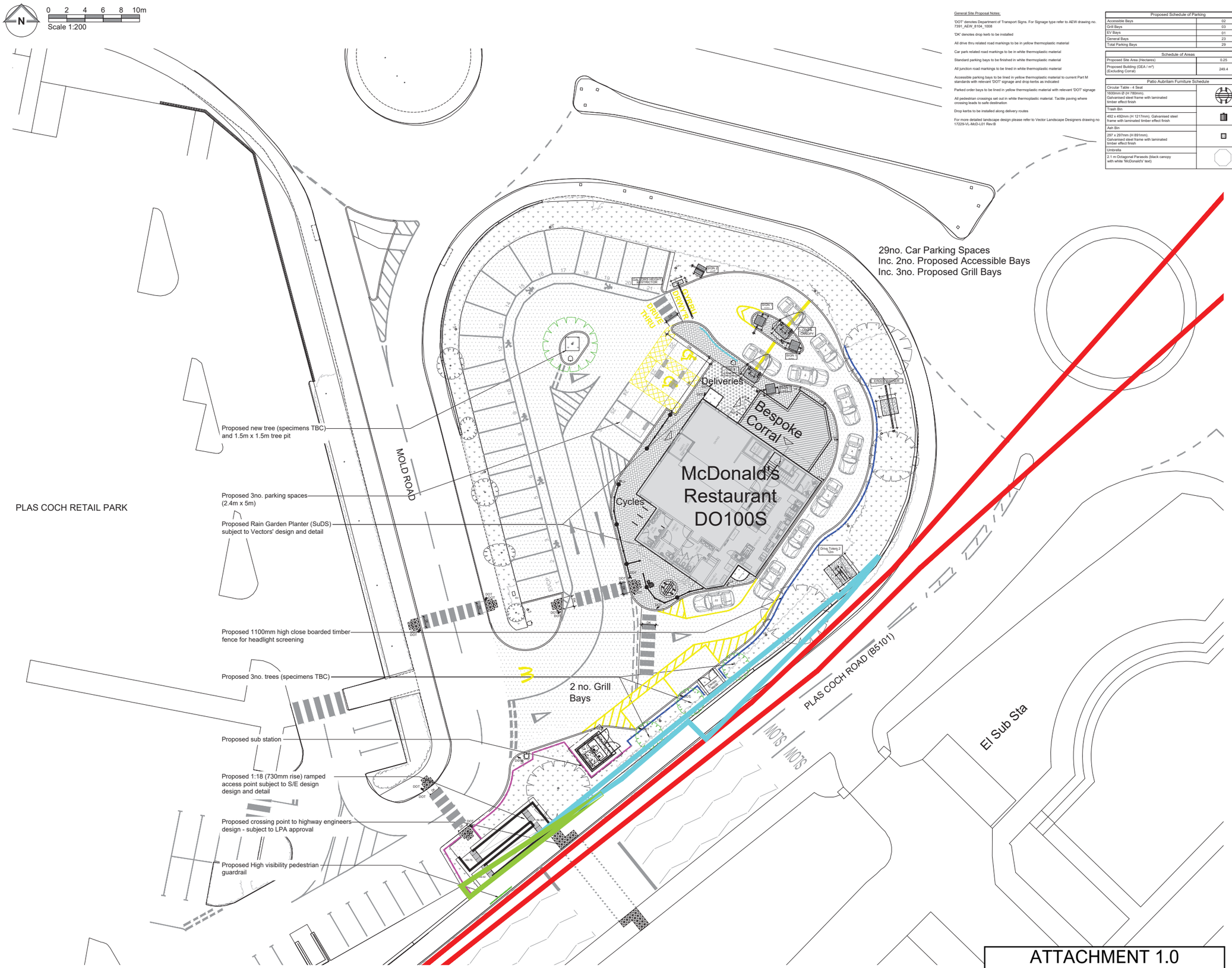
In conclusion it is considered that the amendments to the layout are minor and would have no material effect on the parking or operation of the drive thru lane.

Yours sincerely
for **ADL TRAFFIC AND HIGHWAYS ENGINEERING LIMITED**

[redacted]

CATHERINE CHAPMAN
DIRECTOR

Enc	**Attachment 1.0**	**Architects Layout**
	Attachment 2.0	**TRACK Analysis: Grill Bays**
Cc:	**Mr P Isherwood**	**McDonald's Restaurants Ltd**
	Mr P Elwin	**McDonald's Restaurants Ltd**



Proposed Site Plan

General Site Proposal Notes:

'DOT' denotes Department of Transport Signs. For Signage type refer to AEW drawing no. 7391_AEW_8104_1008

'DK' denotes drop kerb to be installed

All drive thru related road markings to be in yellow thermoplastic material

Car park related road markings to be in white thermoplastic material

Standard parking bays to be finished in white thermoplastic material

All junction road markings to be lined in white thermoplastic material

Accessible parking bays to be lined in yellow thermoplastic material to current Part M standards with relevant 'DOT' signage and drop kerbs as indicated

Parked order bays to be lined in yellow thermoplastic material with relevant 'DOT' signage

All pedestrian crossings set out in white thermoplastic material. Tactile paving where crossing leads to safe destination

Drop kerbs to be installed along delivery routes

For more detailed landscape design please refer to Vector Landscape Designers drawing no 17229-VL-McD-L01 Rev:B

Proposed Schedule of Parking	
Accessible Bays	02
Grill Bays	03
EV Bays	01
General Bays	23
Total Parking Bays	29

Schedule of Areas	
Proposed Site Area (Hectares)	0.25
Proposed Building (GEA / m²) (Excluding Corral)	249.4

Patio Aubritam Furniture Schedule	
Circular Table - 4 Seat 1600mm Ø (H 780mm). Galvanised steel frame with laminated timber effect finish	
Trash Bin 492 x 492mm (H 1217mm). Galvanised steel frame with laminated timber effect finish	
Ash Bin 297 x 297mm (H 891mm). Galvanised steel frame with laminated timber effect finish	
Umbrella 2.1 m Octagonal Parasols (black canopy with white 'McDonald's' text)	

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dims only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavours. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

CDM 2015

Client notified of duties: **at design workshops.**

Principal Designer: **CSS**

Unless noted below, all known hazards have been highlighted on the drawing:

Drawing Based on: Glanville's Survey Drawing no. 8190110/4101 Dated: January 2019 and Haydens Tree Survey Drawing no:7215-D-CP Dated:21/01/19

Title Plans CYM492721, CYM550204

- Scale for planning purposes only.
- Extent of McDonald's Demise Indicated Thus:

CYM492721:

CYM550204:

Forsters markup ABC:

Proposed Site Finishes	
Tarmacadam - Car Park	
Tarmacadam - Drive Thru	
Marshalls 200mm x 100mm Charcoal Keyblock Paving - Patio	
Tarmacadam - Footpaths - Charcoal	
Turf & Low Level Shrubs - Soft Landscaping	
Brushed Concrete - Drive Thru Lanes w/ Road Markings and Delivery Route	
1100mm High Timber Close Boarded Fence	
1100mm High Timber Post and Rail Fence	
600mm High Timber Knee Rail Fence	
1050mm High visibility pedestrian guardrail	
Target Bin	
Cranked Bollards - McDonalds Standard Cranked Bollard Painted White	CB
Tactile Blister Paving	
6m Indicative Lighting Column - Positions subject to confirmation by M&E consultant	LP
150mm Diameter Stainless Steel Protective Bollard	BOL

REV	Date	Drawn by: -	Checked by: -
A	17/07/2025	AK	TSS
	1no. grill bay removed, CDMP substation shown and position amended		
-	03/07/2025	AK	TSS
	Initial Issue		

Status: **S2** Purpose of Issue: **For Information**

drawing stage: **Feasibility**

client: **McDonald's Restaurants Ltd**

project: **Plas Coch Retail Park, Wrexham** store: **1727**

drawing title: **Sketch Proposed Site Plan**

date: **03/07/2025** drawn: **AK**

scale@A1: **1:200** checked: **TSS**

FEASIBILITY

ATTACHMENT 1.0
ARCHITECTS SITE LAYOUT

Rev **A**

Job No **7391_AEW_1727_SK08**

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CAR ENTERING

CAR EXITING

CAR ENTERING

CAR EXITING

Cycles

DO100S

Drive Totem 2
12m

EVCP

2 no. Grill
Bays

PLAS COCH ROAD (B5101)

SLOW

SLOW

SLOW

Title
TRACK ANALYSIS: LARGE CAR ENTERING AND EXITING GRILL BAYS

Scale
1:250@A3

ATTACHMENT 2.0