

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2009/1025 **Your Ref:** MP/P/2009/1025

Date: 11th January 2010

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 328 507 Land at old Jacques Yard, Mold Road, Wrexham.
Development: Change of use of land and formation of car park for 200 cars for a temporary period of 2 years, including demolition of existing building, associated vehicular and pedestrian access, fencing and temporary attendants office.

I refer to your consultation dated 23/12/09 in respect of the above.

The proposed development site is located on Mold Road which is a busy classified road subject to a 30mph speed limit.

Any proposed access serving the development site would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets. The required visibility splays have not been demonstrated on the submitted layout plan (Drg. No. JC-06). However, it does not appear possible to achieve the required splays from the proposed access along Mold Road.

The submitted application does not include any improvement to the access as agreed / included in previous consents at the development site.

A car park for 200 cars is likely to generate significantly more traffic movements than were generated by previous uses at this site. The application does not include a detailed Transport Assessment. Such a proposal is likely to have a detrimental affect on the operation of the existing highway network.

I would therefore recommend that the application be **REFUSED** for the following reasons:-

1. There is restricted visibility at the existing access and increased use would increase the likelihood of danger to road users.
2. The traffic generated by the proposed development would be contrary to thorough traffic interests generally and a likely source of danger to road users particularly because of the heavy volume of traffic currently using this road.

JMR
Operational Manager Traffic & Transportation