

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Sharon Holman
Our Ref:	ET/DC/MM/P/2021/0249	Your Ref:	P/2021/0249
Date:	8 th June 2021		

Land at Chirk Park, Halton, Chirk, Wrexham

Erection of drive thru coffee shop with parking and associated works and erection of electric vehicle service area

Further to your email / consultation dated 20/04/2021 in respect of the above, I comment as follows:-

This is an outline application for drive thru coffee shop and an electric vehicle charging area close to the A483/A5 junction at Chirk Park. The indicative dimensions given suggest a coffee shop of between 81sqm and 225sqm.

Traffic Generation

The proposal is not expected to have a significant traffic impact on the highway network. The TRICS database suggest 30 two-way trips within the AM peak hour for a Coffee Shop of this size and even with the addition of the electric charging points this development is not likely to generate a significant number of additional trips on the network. Many of the users would be likely to be passing as part of another journey on the A483/A5.

Access Junction

The site has a suitable existing access.

Conclusion

There is no highways reason why outline planning permission should not be granted at this location if you are mindful to do so.

Chief Officer, Environment & Technical