



Transport Assessment

Proposed Residential Development

Terfynfa Boarding Kennels & Cattery, Smelt Road, Coedpoeth

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A. THE SITE

The site comprises an established kennels and cattery which has operated at the site for more than 25 years. The site includes an existing detached dwelling and several kennel / cattery buildings.

B. DEVELOPMENT PROPOSAL

The proposal seeks full planning permission for the demolition of the kennel /cattery buildings and the erection of 5 detached dwellings to be served off a private drive.

C. RELEVANT SITE HISTORY

The site was granted outline planning permission in 2008 under code P/2007/0607 for the erection of 9 dwellings.

The principle of development for up to 9 dwellings at the site has therefore already been established.

D. ACCESS

The site is accessed via an unadopted lane off Smelt Road in Coedpoeth. Smelt Road is an unclassified highway subject to a 30-mph speed limit; vehicular speeds are however restricted by the geometry of the existing highway and during the previous planning application in 2007 Wrexham Council highway officers accepted that speed was no more than 15 mph. There is no reason that speeds will have altered as the highway alignment remains the same.

It is proposed to utilise this access to serve the 5 new dwellings plus the existing dwelling known as Terfynfa. There are two other neighbouring dwellings also served off this access.

E. TRAFFIC GENERATION

The previously approved permission for 9 dwellings resulted in a marginal increase in traffic generation at the existing access and consequently the highway officer requested improvements to the access.

However, the new proposals for just 5 dwellings will reduce traffic generation at the access and it is therefore contended that no access improvements at the junction with Smelt Road are necessary.

The access can clearly cater for the existing traffic so it follows that a reduction in numbers must be beneficial to highway safety.

The existing traffic generation was meticulously studied and assessed as part of application P/2007/0607 which was granted permission in 2008.

The applicant's highway consultant submitted figures shown below to demonstrate the extent of the existing traffic generation.

a. Existing Approved Traffic Generation

The cattery and kennels business generates significant traffic with an average of 15 visitors per day dropping off or picking up animals; and therefore generating 30 trips /day.

In addition, animal food is sold at the site which generates an average of 6 customers a day and therefore 12 vehicular trips /day.

Deliveries of animal food take place 4 times a week and vets / reps and other service personnel/staff also visit with say an average of 2 visits/ day generating 4 trips per day.

This makes a total of **46 trips /day** for the existing kennels and cattery business.

The existing dwelling can be presumed to generate 8 trips per day (as agreed under P/2007/0607) but as the dwelling is to remain then the figure can be left out of the calculations as it is common to both applications.

These figures were agreed with the highway officer in 2007; the planning committee were aware of the figures and fully supported the application.

The traffic figures accepted in 2007 remain valid for the current proposal as there has been no amendment to the services provided by the Kennels and Cattery.

The existing approved traffic figures are clearly of material importance to the application.

b. Proposed traffic generation following development

The proposed development of 5 dwellings will generate no more than **40 trips per day** (8 per dwelling).

Compared to the existing traffic generation of 46 trips it is submitted that the proposal will result in a reduction in traffic movements to and from the site.

E. REFUSE COLLECTION

The business currently uses a private refuse collection but it is anticipated that this will change to the local authority for the dwellings.

Council refuse collection vehicles already visit the neighbouring residential properties.

A bin collection point will be provided near the site access and new residents will be responsible for taking their own wheelie bins to the refuse collection point at the site entrance.

F. DELIVERIES

An access road serving the new dwellings will be 4.5m width to the full extent of the applicant's land ownership as demonstrated on the submitted site plans.

A turning head will be provided on the new road to ensure that adequate room is provided for delivery vehicles; the turning head will meet Wrexham Council's current design standards for a private drive.

G. PARKING

Adequate parking will be provided within the site in accordance with WCBC LPGN 16 recommendations

H. CONCLUSION

The site has previously been granted planning permission for up to 9 dwellings.

The principle of development is therefore already established.

In 2008 a transport statement submitted by the applicant contained traffic generation figures for the kennels and cattery based at the site.

These figures amounted to 46 trips per day using the existing access. These figures were approved by the Council highway department and supported by Councillors at Planning committee.

The previously approved traffic generation figures are of material importance to the highway assessment of this application.

The proposed development of 5 dwellings will generate no more than 40 trips per day based on each dwelling generating 8 trips (as agreed with the Council highways department under the previous application in 2007).

Compared to the existing traffic generation of 46 trips it is submitted that the proposal will result in a reduction in traffic movements to and from the site.

Adequate parking, refuse collection facilities and an appropriately sized turning head will be provided within the site

Given the previous approval at this site for up to 9 dwellings and the proposed reduction in trip generation figures at the existing access, there can be no justifiable reason to refuse the application.