



**DW TRANSPORTATION**  
TRAFFIC | TRANSPORT | HIGHWAYS

## KEY FACTS

### Development

Convenience Food Store

### Client

Blakemore Property

### Sector

Retail

### Location

Coedpoeth, Wrexham

### Planning Authority

Wrexham County Borough Council

### Description

Transport Statement, Travel Plan,  
Delivery Management Plan, Forecourt  
and Access Design

## KEY CONTACT

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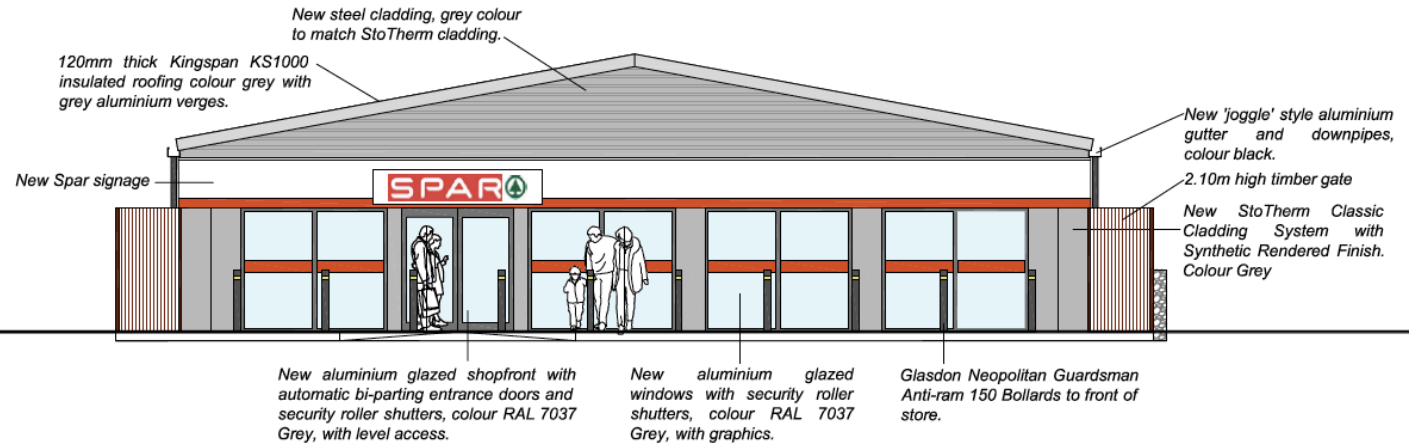


Image: Courtesy of ADM Surveyors

## HIGH STREET, COEDPOETH

### Project Overview

DW Transportation was appointed as the highways and transport consultant to provide the information required to support the planning application for a change of use of the former Ecclestons Bakery in Coedpoeth from B1 (bakery) to A1 (convenience food store). Since 2011 (prior to our involvement), the proposal had been the subject of two refused planning applications, two withdrawn planning applications and a withdrawn appeal with highways being the main reasons for refusal.

### Approach

We were appointed to deal with the highway matters on the site after a previous planning application, for which JMP was the appointed highways consultant, was refused planning permission. Our approach to dealing with the highways matters involved providing a highly technical and thorough assessment of the proposals and providing a combination of innovative and practical traditional solutions to demonstrate that the site would have satisfactory parking and servicing facilities. Subsequently, we were able to obtain a recommendation for approval from Wrexham highways. Committee Members however resolved to refuse planning permission and the proposals were therefore decided via the appeals process. We prepared a comprehensive appeal statement, which addressed all Member and third party concerns. The appeal was subsequently allowed and permission granted in July 2015, with a full award of costs to the client.