

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Amy Brittain
Our Ref:	ET/DC/MM/P/2023/0189	Your Ref:	P/2023/0189
Date:	1 June 2023		

St Christophers School, Stockwell Grove, Wrexham

Demolition of two timber classrooms. Erection of modular building and new raised walkway, access ramps and handrails with canopy, St Christophers School, Stockwell Grove, Wrexham

Application P/2023/0189 is for the demolition of two timber classroom buildings, removal from site of 1no prefabricated building and 7no shipping containers. The proposed development includes the installation of a new prefabricated modular building containing 2no classrooms and toilets, together with the installation of a new raised walkway, access ramps and handrails with canopy cover.

St Christophers School provides education for children with additional educational needs.

Further to your email / consultation dated 26/04/2023 I comment as follows:-

Traffic Generation

The planning application form states that the proposed development at the site will create an additional 50 sqm net additional gross internal floorspace. It is not stated within the planning application document and the supporting drawings whether the increase in gross internal floorspace will result in additional pupils being accommodated at the school. Therefore, the applicant should clarify whether the school will be accommodating additional pupils and staff, which in itself, could lead to additional vehicle trips on the highway network.

The site is located nearby bus stops (on Stockwell Grove) with hourly peak services to Wrexham, facilitating travel by non-car modes.

We are aware of existing concerns about traffic generation currently on Stockwell Grove during am/pm school times, due to the volume of vehicles dropping off/collecting pupils.

Site Access

The proposed development uses the existing access junction on to Stockwell Grove. There are no proposed changes to the school access arrangements for this development.

Parking

There are no proposed changes to the parking provision at the site. As stated above in the Trip Generation section of this response, clarification is sought from the applicant whether the proposed development will result in an increase in pupil and staff numbers.

Access to and Use of Buildings

Wrexham Local Planning Guidance Note 6 (LPG6) states that surfacing should be firm, non slip and well laid. Pathways should be a minimum of 1.8m wide, preferably 2m. Ramps should be 1.8m wide (1.5m minimum), with a 100mm kerbs which should be color contrasting and with a gradient of 1:20. At the beginning and end of a ramp, a level platform of 1.8m should be provided.

The proposed site plan (Jan 2023) shows the ramp layout, but additional information, including design dimensions, should be provided to ensure that they comply with LPG6. This could be

achieved by the provision of a planning condition requesting that this information is provided before construction is commenced.

Construction Management

The impacts during construction should be considered, in particular details of the phasing should be provided, will the new classrooms be built before the existing buildings are demolished and whilst they are still in use or would the work be carried out over the school holidays?

If there are children/staff on site whilst buildings are being erected/demolished, plans should be provided showing safe access routes for pedestrians during each phase of the works.

The operational times of deliveries for the proposed development should fall outside of the network peak periods (07:00-10:00, 15:00-18:00).

It is recommended that a planning condition is implemented in which the applicant is requested to provide a Construction and Management Plan; this should include details of

- the entrance/exit to the site for visitors/contractors/deliveries,
- the phasing of the works,
- the number of anticipated construction trips and time of their operation,
- details of turning facilities for use by construction vehicles,
- parking for contractors,
- hours of working.

Conclusion

It is requested that additional information be provided by the applicant on the below items:

- Clarification on whether the new classrooms will lead to an increase in the number of pupils and staff at the school

The issue of the internal design of the ramp and pathways to the new classrooms, as well as a Construction Management Plan could be secured via a planning condition before construction is commenced.

A handwritten signature in black ink, appearing to be 'R. K.', with a long horizontal stroke extending to the right.

Chief Officer, Environment & Technical