

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	John Kerr
Our Ref:	ET/DC/MM/P/2021/0963	Your Ref:	P/2021/0963
Date:	18 th November 2021		

**Borras Park Community Primary School, Borras Park Road, Wrexham
Discharge of Conditions 13 (Cycle parking provision) and 16 (Transport study) of planning permission P/2020/0475**

Further to your email / consultation dated 21/10/2021 in respect of the above, I comment as follows:-

The conditions are as follows:

Condition 13: "The scheme of cycle parking provision shall be submitted for further approval of the Local Planning Authority. The approved scheme shall be implemented in accordance with a timescale to be agreed in writing with the Local Planning Authority"

Condition 16: "A transport study shall be undertaken of the operation of the existing chicane traffic calming features on Borras Park Road to the east and west of the application site. The study shall include observations relating to vehicle speeds along Borras Park Road and the delay experienced by vehicles on the approach to the chicane traffic calming features. The transport study shall be submitted to the planning authority for approval prior to first occupation of the Welsh Medium School. The approved outcome of the transport study shall be implemented within 12 months of first occupation, unless otherwise agreed in writing by the planning authority."

Condition 13 (Cycle parking provision)

The site plan appears to show six cycle stands adjacent to the doctors surgery. This appears to fulfill the cycle parking requirement was agreed for this location.

Condition 16 (Transport Study)

A study has shown that the chicanes on Borras Park Road result in a lower average speed in traffic approaching the chicane feature compared with traffic travelling in the opposite direction unaffected by the chicane. An average maximum queue of around 2 vehicles was recorded, which cleared quickly. The surveys were undertaken on appropriate dates, soon after the start of the school year. The study has therefore suggested that the chicanes are effective and should remain in place. It is understand that the scope for this study was agreed directly with WCBC.

The northern and southern chicanes are approximately 118m and 170m respectively from the school entrance. While this will have some benefit to vehicle speeds in the vicinity of the school, evidence of reduced speeds on the approach to the chicane is not evidence that speeds are still reduced at the school entrance. However, I appreciate that the speed table feature closer to the school may help to reduce speeds at this location.

Bin Store

The revised site plan shows a relocated bin store. This does not create any highways concerns.

Conclusions

Condition 13: (Cycle parking provision) The condition may be discharged.

Condition 16: (Transport Study) The traffic survey has demonstrated that traffic speeds are lower than the posted speed limit and as such have provided evidence that a traffic survey has been carried and no further recommendations have been proposed. Therefore, this condition can be discharged.

There are no highways concerns regarding the relocated bin store.

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

Chief Officer, Environment & Technical