

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/2016/0218

Your Ref: PF/P/2016/0218

Date: 8th March 2016

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 326 497 Coleg Cambria, Bersham Road, Wrexham.

Development: Demolition of a range of buildings; construction of a new engineering building with classrooms and sprinkler tank; extension to Block C to be used for storage of materials; Block C to be re-roofed and re-clad to match recently refurbished Block B; covered external walkway linking Blocks A and B; landscaping of site to include new increased car park and soft landscaping.

Access

I refer to your consultation dated 04/03/2016 in respect of the above.

The proposed development site is located on Bersham Road which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the existing traffic calming measures (speed cushions) in place along this section.

Based on speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is adequate providing splays in excess of the above requirements.

The existing access serving the development site is a minimum width of 5.9m which is considered adequate.

Transport Statement

Given the location of the site and the existing traffic capacity issues in this area of the town, I would normally recommend the submission of a detailed Transport Statement.

Any submitted Transport Assessment will need to include details of the existing / proposed daily traffic movements anticipated at the development site including staff and students. Existing / proposed traffic generation during AM and PM peak hours will need to be provided in order to assess any likely impact on the local highway network.

Details of anticipated routes to and from the site with approximate vehicle numbers (during peak hours) will need to be provided for further consideration. **I await the requested information.**

Details of the proposed numbers of staff and additional students attending the college as a result of the development will need to be provided.

There would appear to be a significant issue of on-street parking along both Centenary Road and Bersham Road leading to / from the development site. Two way flows are often impeded by parked cars located along Centenary Road. Any significant increase in vehicle movements from the development site and potential shortfall in parking provision at the site may exacerbate this existing issue. Any submitted Transport Statement will need to consider / address this existing issue.

Parking & Turning Provision

I understand that the total gross floor area at the site is currently 9323m². Based on Class D1 – Non- Residential Institution Use, LPGN 16 would normally require a maximum of 375 parking spaces. The site currently provides 170 parking spaces which represents a maximum shortfall of 55%.

I understand that the total gross floor area at the site including the proposed extensions will be 11235m². Based on Class D1 – Non- Residential Institution Use, LPGN 16 would normally require a maximum of 451 parking spaces. The submitted layout plans indicate the provision of 273 parking spaces which represents a maximum shortfall of 39%.

The proposed level of parking provision at the site represents a reduced overall shortfall in parking provision compared with existing arrangements. However, the existing car park parking demand at the site is high and the proposed level of parking provision falls significantly short of maximum LPGN 16 standards.

However, a number of proposed parking spaces to the rear of the site indicated on the submitted layout plan (Drg. No. ST-03 Dated 26/02/2016) are less than 2.4m wide. The 9 no. proposed visitor parking spaces fronting Block A do not have 6m clearance behind for maneuverability. **Could you please ask the applicant to address these issues on a revised layout plan.**

A Transport Assessment and Travel Plan will be required and will need to address the shortfall in parking provision at the site.

The existing internal layout appears to include a bus stop which I understand is used to accommodate student buses operating between the Bersham Rd Campus and the Grove Park Road Campus. I assume that the existing internal roundabout arrangement enables such vehicles to turn within the curtilage of the site. However, the submitted layout plan (Drg. No. ST-03 Dated 26/02/2016) does not appear to indicate the above details. **Could you please ask the applicant to indicate whether a bus stop within the site is to be retained and how such vehicles will turn within the curtilage of the site. Could you please ask the applicant to indicate how an 11.2m long refuse vehicle will also turn within the curtilage of the site particularly given the location of the recycling / waste area being to the rear of the site. Swept path details of such vehicles will need to be provided for further approval.**

Travel Plan

An application of this nature will require the submission of a Travel Plan. I would recommend that the applicant contacts Jessica Pritchard - Regional Travel Plan Co-ordinator on Tel: **01352 704544** to discuss the proposed content of any Final Travel Plan.

Construction Traffic Management Plan

I would recommend that the applicant submits a Construction Traffic Management Plan including provision for contractor parking for approval prior to commencement of works.

I await the requested information

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

Note to Applicant

Public Footpath No.19 - Wrexham passes immediately to the east of the development site. I would strongly recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.


Service Manager Environment