

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer
Our Ref: TH/DC/PP/2011/0379 **Your Ref:** SEH/P/2011/0379
Date: 27th June 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 327 516 Ysgol Plas Coch, Stansty Road, Wrexham.

Development: Installation of a temporary double mobile classroom unit and resiting of previously approved mobile changing rooms (P/2009/0037).

I refer to your consultation dated 22/06/2011 in respect of the above.

The proposed development site is located on Stansty 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 features in place along this section.

Any proposed / existing access 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 / proposed access is adequate providing splays in excess of 2.4 x 56m in both directions measured to the nearside edge of the adjoining highway.

Parking provision at the proposed development site appears adequate.

As discussed in relation to previous / current developments at the Glyndwr University Campus, the existing highway network including the Plas Coch and B & Q roundabouts in this location are already considered to be operating at or above full capacity and would not benefit from any significant increase in vehicle movements.

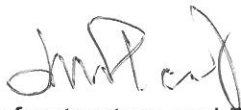
However, I understand that the proposed classroom unit is only a temporary facility which will be removed from the site once the proposed new Welsh Primary School is constructed / completed in Gwersyllt in 2013.

Although there may be a small increase in vehicle movements at the site as a result of this development, the proposed development is unlikely to have any significant detrimental affect on the existing highway network.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

A handwritten signature in black ink, appearing to read 'J. P. ...', is positioned above the title.

Infrastructure and Planning Manager