

MEMORANDUM



From: Infrastructure and Planning Manager **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0881

Your Ref: P/2010/0881

Date: 30 November 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3190 5390 Land at Alyn Waters Park and Gwersyllt Park, Delamere Avenue, Gwersyllt

Development: Outline application for erection of Welsh medium school and associated.

I refer to your consultation dated 28 October 2010 in respect of the above site.

The site is located on a classified highway currently subject to a 30 mph limit for which adequate visibility splays can be readily achieved. The construction of a new school will require the introduction of a lower speed limit (20mph) in accordance with current Council policy for roads around schools. The extent of the speed limit will be determined by further consideration of the scheme at reserved matters stage. Any new access will require visibility splays concurrent with Manual for Streets guidelines.

Delamere Avenue, the road fronting the site is approximately 7m wide in the proximity of the proposed access and is generally 6.4 m wide along the rest of the site frontage. Every house on Delamere Avenue has dedicated off road parking facilities.

Given the width of the road and its proximity to the main A541 Mold Road, it is considered that the road has adequate capacity to cater for the proposed new school.

There are footways along both sides of Delamere Avenue along the full site frontage; however the footway to the north of the road is only 1.4m wide and in places this is restricted to 0.6m by some of the trees along the site boundary. The construction of a new school will require improvements to pedestrian provision in the vicinity of the site. This can be resolved at the reserved matters stage.

A consequence of introducing a school into the locality will inevitably be an increase in on street parking by parents, particularly at school closing time. Whilst adequate parking is provided for staff and visitors, some additional off road parking may be necessary in order to alleviate potential on street parking problems caused by parental pick up. Although some consideration has been given for buses visiting the

site it is unclear how they are to turn within the site. These issues will need to be addressed at reserved matters.

A travel plan must be commissioned to set out how the school intends to encourage sustainable travel by its pupils and identify measures to increase the scope for modal shift.

The developer will need to fund the introduction of a 20mph speed limit around the site.

A safe routes to school study must be commissioned and its recommendations implemented by the by the developer.

I recommend that any permission include conditions to address the following issues:

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

ZJ42 GENERAL TRAVEL PLAN

026R No part of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be used in strict accordance with the details as are approved.

NONSTDR VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays in accordance with Welsh Assembly Guidelines in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTDC SUBMISSION OF FURTHER DETAILS

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No part of the development shall commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:

- A safe routes to school study
- Introduction of a 20 mph speed limit
- Improvements to pedestrian provision

The scheme as is approved shall be fully implemented prior to first use of the development.

Infrastructure and Planning Manager