

MEMORANDUM



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

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

Your Ref: P/2010/0881

Date: 18 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 introduction of a new school may require the introduction of a lower speed limit. This 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.

There may be some future requirement to introduce a 20mph speed limit past the site to ensure a safe route to school. This issue needs to be addressed at reserved matters.

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

- Improved pedestrian provision
- Consideration of off road parking issues for parents and buses.
- Travel Plan
- Visibility splay concurrent with speed limit.
- Safe Routes to School

A handwritten signature in black ink, appearing to read 'M. Paul', is written above the title.

Infrastructure and Planning Manager