

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0703 **Your Ref:** MRJ/P/2020/0703
Date: 5th February 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 547 **Gresford Police Station, 76 Chester Road, Gresford, Wrexham.**

Development: Change of use of Police Station to a day nursery.

I refer to your consultation / email dated 12/11/2020 in respect of the above.

Access

The proposed development site is located on Chester Road which is a busy classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access serving the site is inadequate in both directions providing splays of approximately 2.4 x 23m to the north east and 2.4 x 14m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing vegetation.

The applicant does not appear to have submitted details / suitable plan indicating the full extent of the proposed splays. I would recommend that this information is provided.

I would normally therefore be unable to support any proposed development that is likely to result in any significant increase in vehicle movements through this substandard access

The existing access is approximately 3.9m wide and is surfaced with hard bound materials.

Traffic Generation

It is considered likely that the proposed change of use to a nursery will result in a significant increase in vehicle movements at the site compare with its previous use.

No details of the proposed number of staff for the nursery or details of anticipated daily vehicle movements (ie/ staff / parent vehicles) appear to have been provided. Details of the maximum number of cars likely to be on site at any one time would also be required. I would recommend that this information is provided.

I understand that it is proposed to utilize a mini-bus to transport possibly staff / children between the proposed site and the existing Homestead Nursery. However, I understand that such an arrangement could not be conditioned / enforced and is unlikely to be supported by the Planning Authority.

It is unclear as to what increase in staff / children numbers are proposed and what anticipated increase in vehicle movements to the existing nursery will occur along Old Wrexham Road by staff / parents. This information needs to be clarified.

Parking & Turning Provision

The existing site appears to provide approximately 3 parking spaces at the rear and 3 parking spaces at the front of the building with turning.

Based on the proposed floor area ie/ 125m², LPGN 16 would normally require a maximum of 7 spaces.

The submitted layout plan appears to indicate the provision of 7 spaces. However, the plan indicates a parking arrangement where cars block each other in. This is unacceptable as all spaces must be independently accessible. It is unclear as to whether the plan indicates cycle parking blocking the access out alongside the north eastern side of the building. The above details need to be addressed by the applicant.

No details of the proposed number of staff for the nursery or details of anticipated daily vehicle movements (ie/ staff / parent vehicles) appear to have been provided. Details of the maximum number of cars likely to be on site at any one time would also be required. I would recommend that this information is provided.

Any potential shortfall in parking provision at the site is likely to result in vehicles parking along Chester Road or nearby streets which would be considered contrary to through traffic interests generally and a likely source of danger to road users.

Unless the applicant can satisfactorily address the issues raised then it would be difficult to support the proposed development.

Supplementary Notes

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



Chief Officer, Environment & Technical