

MEMORANDUM



From: Planning Control Manager **To:** Head of Environment and Planning
Our Ref: EP/DC/P/2019/0189 **Your Ref:** SEH/P/2019/0189
Date: 11th April 2019

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 343 532 Homestead Nursery, Old Wrexham Road, Gresford, Wrexham.

Development: Construction of timber framed building for use as classrooms.

I refer to your consultation / email dated 11/04/2019 including additional information from the applicant in respect of the above.

Parking & Turning Provision

The existing site appears to have a drop off and turning point by the main building and a staff car park just inside the main entrance. As part of a previous planning consent (ref: P/2018/0860) at the site, a new staff car park was constructed with a capacity for 18 cars (Drg. No. 17-03-02). However, a total of 20 cars were observed in this car park during a site visit on 15/03/2019 (10:10). On the 02/04/2019 (14:08), 26 no. cars occupied the 18 space car park and 7 cars were observed parked at the collection / drop off area near the main building.

The applicant has submitted details of the overall floor area of the nursery which equates to 625m². Based on LPGN 16 requirements (Class D1 Use), the nursery would require a maximum of 27 spaces. If staff are currently filling the 18 space car park and also having to park near to the main buildings then it would suggest that the existing staff car park is of insufficient size to cater for the current parking demand and already appears to be used by more cars than it was designed for.

I understand that the driveway and area near the main buildings will be kept clear for those dropping off their children in the morning and any delivery vehicles. It would therefore seem sensible to extend the existing car park to accommodate the actual number of staff that are typically present on site at any one time.

Based on the above details, it may be considered appropriate to include a suitable condition restricting the number of children accommodated at the site to current levels (ie/ 96).

The applicant has offered to extend the existing car park to provide a total of 28 spaces. The submitted layout plan (Drg. No. HS-2019-07) indicating the detail of the proposed car park is considered acceptable.

Based on the above, I would have no objections to the proposed development and recommend any permission includes the following conditions:-

I would therefore recommend any permission include the following conditions:-

CONDITIONS

- ZJ15** **VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)**
038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres 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 carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
- ZJ22** **PARKING AND MANOEUVRING TO BE KEPT CLEAR**
035R The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas 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.

Supplementary Notes

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



 Planning Control Manager