

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: 15th March 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 dated 13/03/2019 in respect of the above.

Access

The proposed development site is located on Old Wrexham Road which is rural, classified road subject to a 60mph speed limit. However, I would estimate typical vehicle speeds at being around 30mph along this section given the geometry of the road.

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 is adequate providing splays in excess of 2.4 x 43m measured to the nearside edge of the adjoining highway in both directions. However, this is subject to the regular maintenance of the existing hedgerows. **I would recommend that the applicant indicates the required splays from the main access on a suitably scaled layout plan.**

The existing access is approximately 18m wide, reducing to 7.3m wide at 6.9m behind the adjoining carriageway. The access is gated at this point. The access is surfaced with hard bound materials. The access road serving the nursery is typically 4.7m wide beyond the gates.

It is not clear from the submitted information whether the proposed classrooms are for the existing children or whether additional children are being accommodated at the nursery. It is not clear from the submitted information whether the proposed development will result in any additional staff being employed at the site. **Could you please ask the applicant to provide the following information :-**

- Existing / proposed number of children accommodated at the site
- Existing / proposed staff numbers

Traffic Generation

No information has been submitted in respect of existing / proposed daily vehicle movements for both staff and parents. **Could you please ask the applicant to provide this information.**

No information on typical drop-off and collection times has been provided and whether drop offs and collections are staggered to avoid any significant build-up of vehicles at the site. **Could you please ask the applicant to provide this information.**

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 only car park was constructed with a capacity for 18 cars (Drg. No. 17-03-02).

A total of 20 cars were observed in this car park during a site visit on 15/03/2019. **I would therefore ask for clarification on any proposed increased in staff numbers as a result of the development and whether the existing car park will have adequate capacity.** The applicant may wish to provide details of a possible extension to the existing car park.

I await the requested information.

Supplementary Notes

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



pp Planning Control Manager