

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2019/0151	Your Ref:	P/2019/0151
Date:	14 March 2019		

Location: O. S Grid Ref: 2720 4280 The Towers Day Nursery, Llangollen Road, Trevor
Development: Erection of detached garage, WC with office area over.

I refer to your consultation dated 4 March 2019 in respect of the above.

The site has an existing access on to an unclassified highway subject to a 30 mph speed limit although vehicular speed is considered to be no more than 20mph due to the geometry of the road.

Although the access appears to have been constructed in accordance with previous recommendations, visibility is currently obstructed by vegetation growing behind the chain link fence. It is essential that adequate visibility is maintained from the access in both directions and this should be secured by an appropriately worded planning condition.

The proposal does not increase the number of children permitted at the nursery and will not therefore intensify the use of the roads in the vicinity of the site.

The car park retains space for 9 vehicles plus one in the garage; this is considered to be more than adequate to cater for the existing nursery.

I am aware of local concerns that customers of the nursery are not utilising the car park but instead choose to park on the road. A car parking management plan has been submitted which seeks to ensure that parents use the car park when dropping off and picking up their children.

I recommend any permission include the following conditions

CONDITIONS

J28C	VISIBILITY SPLAY OF 2.4M X 25M
038R	The access shall have a visibility splay of 2.4m x 25m in both directions measured to the centre line of the adjoining carriageway over land within the control of the applicant and/or the Highway Authority. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining carriageway.

**E06C
026R**

NO GATES WITHIN 5 METRES

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no gate or other barrier shall be erected across the access within 5 metres of the boundary of the highway.

**J33C
043R**

ACCESS HARD SURFACED

The access shall be hard surfaced for a distance of 5m behind the highway boundary before the development is brought into use.

**J45C
035R**

VEHICLE PARKING AND TURNING AREAS

The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

**NONSTDC
NONSTD**

USE TO BE ANCILLIARY TO NURSERY

The annex shall only be used for purposes ancillary to the use of the nursery and for no other purpose.

**NONSTDC
026R**

CAR PARK MANAGEMENT PLAN

No part of the development shall commence until a Car Parking Management Plan has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.



 Service Manager Environment