

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0860 **Your Ref:** SEH/P/2017/0860
Date: 19th October 2017

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: Erection of log cabin to create additional space for children at day nursery and construction of car parking area.

I refer to your consultation dated 17/10/2017 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.

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.

I understand that the proposed log cabin is required to accommodate existing children but grouped in smaller age bands and I assume will not result in any significant increase in children or associated vehicle movements.

Parking & Turning Provision

I understand that the proposal will displace a number of the existing parking spaces near the outside play area which will be replaced within the proposed parking area closer to the main access.

The proposed car park arrangement appears adequate. However, it may be considered beneficial to have an "in only" and "exit only" arrangement to ensure that vehicles exit the car park away from the main access to minimize any vehicle conflict.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41
026R

GENERAL LAYOUT

Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

Supplementary Notes

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

Pete Donnell

for Service Manager Environment