

MEMORANDUM

From:	Service Manager Environment	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2017/0117	Your Ref:	PF/P/2017/0117
Date:	27 th February 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 521 Youth Club, Wats Dyke Way, Wrexham.

Development: Extension and alterations to young persons day centre.

I refer to your consultation dated 27/02/2017 in respect of the above.

The proposed development site is located on Wats Dyke Way which is an unclassified, residential road subject to a 20mph speed limit.

Any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the school / youth club car park is adequate providing splays in excess of 2.4 x 25m in both directions.

The existing access road leading to the school off Wats Dyke Way is approximately 5.9m wide reducing to 2.8m at approximately 28m behind the main carriageway.

The existing car park serving the school / youth club has approximately 37 spaces and is predominantly used by teaching staff during the day. Parents dropping off and picking up their children at around 08:30, 11:30 and 15:00 in respect of nursery, playgroup and school typically have to park along Wats Dyke Way as the existing car park is occupied by teaching staff. Although this situation is not ideal, it is typical of parking arrangements at other schools in the area.

I assume when the building is used as a youth club in the evenings and weekends, that parking is permitted in the existing car park. The existing car park would be considered adequate to cater for this use.

In terms of its use as a nursery / playgroup (during the week / daytime), I assume that the proposed extension is simply providing improved facilities for the existing children attending the facility. I assume that it is not intended to increase the numbers of children attending the nursery, therefore the existing parking arrangements would continue as existing.

I therefore advise you that I do not intend to make any recommendations on highway grounds.

Supplementary Notes

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

Peter O'Meara

M Service Manager Environment