

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2017/0105	Your Ref:	P/2017/0105
Date:	10 March 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 2970 5355 North East of Phoenix Drive Brymbo

Development: Outline application for the erection of new primary school.

I refer to your consultation dated 13/02/2017 in respect of the above site.

The site is located on an unclassified highway currently subject to a 30 mph limit. A new 20 mph speed limit will need to be introduced in the vicinity of the site access for which Welsh Government guidelines recommends visibility splays of 2.4 x 25mph in both directions. The proposed access will provide splays well in excess of this requirement.

The 20 mph speed limit will require a Traffic Regulation Order and will therefore be the subject of further public consultation prior to commencement of development.

Many schools suffer from inadequate off road parking provision which leads to significant problems with parents parking as close to the school as possible at opening and closing times. Given that Phoenix Drive is a through route any parking on the highway is likely to cause traffic issues. It is therefore suggested that the adequate off road car parking is provided and a scheme of double yellow lines implemented to protect Phoenix Drive and the roundabout.

Given that the site is fairly remote from Brymbo itself it is imperative that a travel plan is commissioned to set out how the school intends to encourage sustainable travel by its pupils and identify measures to increase the scope for modal shift.

A separate bus layby facility should be provided within the site to allow for the safe passage of pupils travelling to the site by bus.

The design of the access will need to be given further consideration at reserved matters.

The site of the proposed school is accessed from a road that was originally intended for use as a light industrial estate. I am not certain what the latest development plans are for

this area but if it is still intended for light industrial usage then some consideration should be given to the wisdom of putting a school on the same route as commercial traffic.

I recommend that any permission include the following conditions:

CONDITIONS

ZJ23 (PRE-COMMENCEMENT) PARKING AND MANOEUVRING TO BE KEPT CLEAR

035R No part of the development shall commence until further details of the proposed vehicular parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be fully laid out, surfaced and drained prior to first use of the development, and 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.

ZJ42 GENERAL TRAVEL PLAN

026R No part of the development shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be used in strict accordance with the details as are approved.

NONSTDC SUBMISSION OF FURTHER DETAILS

026R

E06N

E07N No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, drainage and construction of the proposed site access

The scheme as is approved shall be fully implemented prior to first use of the development.

Peter D. Mwakape

PM Service Manager Environment