

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being and Development

Our Ref: ENV/DC/PP/2013/0876

Your Ref: PF/P/2013/0876

Date: 22nd October 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 348 503 Hafod y Wern CP School, Deva Way, Wrexham.

Development: Erection of new Primary School, 2.4m high perimeter fencing and construction of new staff car parking.

I refer to your consultation dated 20/10/2015 in respect of the above.

The proposed development site is bounded by Deva Way to the north and Prince Charles Road to the east. Both are unclassified, residential roads subject to a 20mph speed limit which incorporate traffic calming features (ie/ speed cushions).

Access off Deva Way

It is proposed to provide an improved access off Deva Way to serve the new school. I would recommend that any proposed access provides 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.

I understand that it is proposed to construct an additional speed hump / crossing point to the west of the proposed access. This will require a formal consultation. I would recommend that the applicant liaises with our Traffic Engineer (Darren Green) on Tel: 01978 729643 in order to instigate the consultation process.

Proposed Access off Prince Charles Road

It is proposed to provide an access off Prince Charles Road to provide a temporary construction access and parking provision for contractors whilst the school is being constructed.

I understand that once the school is constructed, this access will be used to serve a new staff car park (providing 38 no. spaces) and provide access to delivery vehicles / refuse vehicles.

I would recommend that any proposed access in this location provides 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.

In order to facilitate access in this location, it is proposed to remove an existing speed cushion located immediately to the south of the proposed access. However, the speed cushion will need to be re-located / reinstated before works on the school commence. I would recommend that the applicant liaises with our Traffic Engineer (Darren Green) on Tel: 01978 729643 to discuss this detail.

There is an existing gully located in the carriageway fronting the proposed access. This will need to be re-located away from the proposed access before works commence.

No private surface water shall be permitted to flow from the development site onto the adjoining highway. I would recommend that an Aco drain or similar is installed across the proposed access points to intercept any such run-off.

I would recommend that the above detail is indicated / annotated on a revised layout plan.

Parking and Turning Provision

As part of the development, it is proposed to provide an improved car park increasing the number of available parking spaces from 26 to 38 which is considered acceptable. Improved turning facilities will also be provided within the curtilage of the site. I understand that refuse will be collected via the Prince Charles Road access. **Could you please ask the applicant to provide swept path analysis details indicating how an 11.2m long refuse vehicle will enter to access the bin compound, turn and exit the site utilizing this access.**

Shared Cycleway / Footway Link

An improved shared cycleway / footway will be provided through the site providing a link between Deva Way and Prince Charles Road. This will be provided with appropriate lighting. I assume that the proposed cycleway / footway link will be provided with appropriate barriers at either end to prevent cars / motorcycles accessing the link.

I assume that this link will be gated for security purposes when the school is closed. The proposed cycleway / footway link including lighting will not be adopted by the Highway Authority.

School Travel Plan

A Final Travel Plan shall be submitted to the Planning Authority prior to occupation of the development. I would recommend that the applicant liaises with Jessica Pritchard (Regional Travel Plan Co-ordinator) on Tel: 01352 704544 to discuss the content of any proposed Travel Plan.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Details required will include (but not limited to):-

- Route proposed to site by construction vehicles
- Largest HGV visiting the site
- Swept path details of largest HGV entering, turning & exiting the site
- Maximum number of construction related vehicles likely to be on site at any one time requiring parking.
- Layout plan indicating contractor parking and turning provision for largest HGVs.
- Details of proposed wheel washing facilities and availability of road sweeper to prevent / deal with mud on the surrounding roads.

Providing the above issues can be addressed, I would have no objections to the proposed development and recommend that any permission includes the following conditions:-

CONDITIONS

NONSTD GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. -----.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE) – DEVA WAY ACCESS

038R Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD VISIBILITY SPLAYS IN BOTH DIRECTIONS (NEAR SIDE)

038R PRINCE CHARLES ROAD ACCESS

Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the near side edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the near side edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD PEDESTRIAN VISIBILITY SPLAY (FOOTWAY SAFETY)

038R PRINCE CHARLES ACCESS

Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

NONSTD NO PRIVATE SURFACE WATER RUN OFF

026R No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved accesses to intercept any such run off prior to first use of the development.

NONSTD TRAFFIC CALMING (ROAD NETWORK)

026R No part of the development shall commence until a scheme detailing the layout, design and means of traffic calming proposed along Deva Way has been submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented prior to first use of the development and thereafter be permanently retained.

NONSTD SUBMISSION OF FURTHER DETAILS (INTERNAL ESTATE)

026R No part of the development shall commence until a scheme detailing the construction of
E06N the following has been submitted to and approved in writing by the Local Planning
E07N Authority: ***delete as appt ****

- 1) *Detailed layout, design, drainage and construction of the proposed new access off Prince Charles Road.*
- 2) *Detailed layout, design, drainage and construction of the re-located speed cushion fronting the proposed access along Prince Charles Road.*

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

NONSTD TRAVEL PLAN (SCHOOL)

055R A Final Travel Plan shall be submitted to the Planning Authority prior to occupation of the development. This plan shall include details of annual monitoring which shall be submitted to the Local Planning Authority for written approval following the anniversary of first use of the development and every year after up to and including the fifth anniversary.

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the plan as is approved has been fully implemented.

Supplementary Notes

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

Notes:

- **Additional Traffic Calming Feature**

The proposed construction of flat top kerb to kerb hump is considered acceptable in principle. However, in order to implement such a modification, the proposal will need to be subject to a public consultation exercise at a cost of £2000. I would recommend that the applicant liaises with our Traffic Engineer (Darren Green) on Tel: 01978 729643 to discuss / instigate the consultation process.

- **Travel Plan**

I would recommend that the applicant liaises with the Regional Travel Plan Co-ordinator, (Jessica Pritchard) on Tel: 01352 704544 who will be happy to work with the school on implementing, developing and monitoring/surveying the plan for Hafod Y Wern.

- **Footway Crossing Licence**

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position off Prince Charles Road. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Peter Oatman

by Service Manager Environment