

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2015/0809	Your Ref:	P/2015/0809
Date:	10 December 2015		

Location: O. S Grid Ref: 2720 4280 The Towers Day Nursery, Llangollen Road, Trevor
Development: Proposed new two storey building to form garage with office over on existing car park to be used as ancillary accommodation to the day nursery.

I refer to your consultation dated 2 November 2010 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. If this application is granted I would recommend that a car parking management plan is conditioned to encourage customers to use the car park when dropping off and picking up their children.

I recommend any permission include the following conditions

CONDITIONS

**J28C
038R**

VISIBILITY SPLAY OF 2.4M X 25M

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** **USE TO BE ANCILLIARY TO NURSERY**
NONSTD The annex shall only be used for purposes ancillary to the use of the nursery and for no other purpose.
- NONSTDC** **CAR PARK MANAGEMENT PLAN**
026R 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.

Peter Donohue

PM

Service Manager Environment