

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	ENV/DC/PP/2015/0705	Your Ref:	PF/P/2015/0705
Date:	15 th October 2015		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 350 495 Gwenfro CP School, Queensway, Wrexham.

Development: Erection of new community primary school including demolition of existing community primary school.

I refer to your consultation dated 05/10/2015 including revised layout plan (Drg. No. 41577-DB3-00-XX-DR-A-90_02) in respect of the above.

The proposed development site is located on Queensway which is an unclassified road subject to a 20mph speed limit.

Access

Assuming typical speeds of 20mph, any proposed / existing accesses 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 main access off Queensway is adequate providing splays in excess of 2.4 x 25m measured to the nearside edge of the adjoining highway. Any proposed access will need to provide the required visibility splays.

The existing access / driveway is only 3.9m wide and cannot accommodate the simultaneous passage of 2 no. vehicles. However, I understand that it is proposed to widen the existing access and improve the existing parking and turning arrangements at the site. I would recommend that the proposed access is widened to a minimum width of 5m to accommodate the simultaneous passage of vehicles.

Parking and Turning Provision

The existing school (2488m²) appears to provide 24 no. parking spaces. LPGN 16 (D1 Use) would normally require a maximum of 102 spaces. The proposed school (2457m²) appears to be providing 49 no. parking spaces. LPGN 16 (D1 Use) would normally require a maximum of 100 spaces. Given the significant shortfall in parking provision at the site, I would recommend that a Travel Plan is submitted and approved within 3 months of first use of the school.

It is not clear from the submitted details how a refuse vehicle (11.2m long) and any emergency vehicle eg/ fire tender will turn within the curtilage of the site. **Could you please ask the applicant to provide further details indicating the swept path movements of such vehicles entering, turning and exiting the site.**

Travel Plan

I have discussed the proposed development with Jessica Pritchard – Regional Travel Plan Co-ordinator (Tel:01352 704544). I would recommend that the applicant discusses the content of any proposed Travel Plan with Jessica Pritchard prior to submission. A condition as follows is considered appropriate:-

A full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority within 3 months of first bringing into use of the new school. The provisions of the full travel plan shall be implemented and operated in accordance with the programme and shall not be varied other than through agreement with the Local Planning Authority. The plan shall include details of;

- i) Access to the site by staff*
- ii) Car park management plan*
- iii) Information on existing transport services to the site and staff travel patterns*
- iv) Travel Plan principals including measures to promote and facilitate more sustainable transport*
- v) Realistic targets for modal shift or split*
- vi) Measures and resource allocation to promote the Travel Plan*
- vii) Details of how the approved Travel Plan shall be updated*
- viii) Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the Local Planning Authority.*

CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)

I would recommend that 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.

Any proposed CTMP will need to include details of the maximum number of construction related vehicles that will be present on site at any one time and a suitable layout plan indicating where they will park within the curtilage of the site during the construction period.

I understand that the existing access road located to the south of the site will be utilized during the construction phase. This access road is restricted in width (typically 3.8m wide) but has recently been provided with passing places to facilitate the simultaneous movement of 2 vehicles.. However, this access road is quite circuitous where it enters the rear of the school grounds and may be of insufficient design to provide access to larger HGV construction vehicles. **Could you please ask the applicant to provide further details of the maximum size / length of HGV likely to visit the site through this access during the construction period. Could you please ask the applicant to provide swept path details of such vehicles entering, turning and exiting the site.**

I await the requested information.

Supplementary Notes

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

Peter Douthwaite

M Service Manager Environment