

MEMORANDUM



From: Network and Infrastructure Manager **To:** Chief Planning Officer

Our Ref: PD/2012/0172

Your Ref: P/2012/0172

Date: 21 May 2012

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3190 5390 Land at Alyn Waters Park and Gwersyllt Park, Delamere Avenue, Gwersyllt

Development: Submission of reserved matters pursuant to outline planning permission P/2010/0881 (design, appearance, landscaping, access and layout)

I refer to your consultation dated 8 March 2012 in respect of the above site.

The site is located on a classified highway currently subject to a 30 mph limit. A new 20 mph speed limit will 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.

The 20 mph scheme will require the installation of traffic calming features on Delamere Avenue. The submitted traffic calming plan is generally acceptable but will need further amendments to ensure vehicular speed is adequately controlled. Any traffic calming features will be the subject of further public consultation prior to commencement of development.

Delamere Avenue, the road fronting the site is approximately 7m wide in the proximity of the proposed access and is generally 6.4 m wide along the rest of the site frontage. There will be some minor narrowing of the road in front of the school to ensure that a safe pedestrian route is provided.

A travel plan has been 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.

Adequate parking facility has been provided for staff and there are numerous spaces available for parental pick up and drop off. There is also a separate bus layby facility

provided within the site to allow for the safe passage of pupils travelling to the site by bus.

I therefore advise that subject to further public consultation on the 20mph scheme prior to commencement of development, that there are no objections to the proposed site layout submitted as part of the reserved matters

Peter Doornwaite

P.D.

Network and Infrastructure Manager