

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2009/0948

Your Ref: P/2009/0948

Date: 07 January 2010

TOWN AND COUNTRY PLANNING ACT 1990.
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2870 4290 Rhosymedre CP School
Development: Demolition of existing school and erection of replacement CP primary school

I refer to your consultation dated 23 November 2009 in respect of the above.

The development site is accessed via an unadopted road subject to a 20 mph speed limit although I would estimate typical vehicle speeds of 10mph due to the geometry of the road.

The Council undertook an improvement scheme at the northern end of the road in 2005 which included traffic calming works and the provision of an off road parking layby.

The southern 40m of the access road is only 3m wide and does not permit the simultaneous passage of two vehicles. As vehicular usage of this part of the road is currently limited to teaching staff and the occasional taxi / delivery the restricted width was not considered to be a problem. However it is now proposed to permit public access to the site to allow parental drop off and pick up of pupils. This increased use will result in vehicles inevitably meeting each other along this narrow stretch of highway. It is therefore essential that this part of the road is widened to permit the passage of two vehicles.

The proposed plan demonstrates improved pedestrian access to the site; further improvements are considered necessary and can be included within the road widening works suggested above.

The access road through the school car park has been designed to permit its use by a bus. Whilst the design is acceptable in principle there will be some minor modifications required to the scheme in terms of road markings and signing.

A suitably worded condition can be attached to any planning permission to ensure that the above requirements are undertaken prior to the new school being opened.

There are 21 parking spaces provided which is considered adequate to cater for the proposed development.

An initial travel plan has been drawn up by Groundwork on behalf of Wrexham County Borough Council. This plan should be developed into a Final Travel Plan which sets out how the school intends to sustain the current level of sustainable travel by its pupils and identify measures to increase the scope for modal shift.

The proposed development is considered acceptable in principle and I therefore recommend any permission include the following conditions:

CONDITIONS

NONSTDC TRAVEL PLAN

NONSTDR A Final Travel Plan shall be submitted and approved by the Local Planning Authority prior to occupation of the development. An annual monitoring report setting out the progress made towards achieving the targets identified shall be submitted to the Local Planning Authority, following the anniversary of the occupation of the development, up to and including the fifth anniversary.

NONSTD SUBMISSION OF FURTHER DETAILS (ROAD WIDENING)

NONSTDR There shall be no development permitted on site until a scheme showing a detailed layout, design, drainage and construction of a road widening scheme, to include footway and traffic calming provision has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

J45C VEHICLE PARKING AND TURNING AREAS

035R 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.

SUPPLEMENTARY NOTES

The applicants' attention should be drawn to the following supplementary notes: 1, 2 3, 4 & 5

PROW no 68 crosses / abuts the site



For Operational Manager Traffic & Transportation