

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2020/0703 **Your Ref:** MRJ/P/2020/0703
Date: 15th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 352 547 **Gresford Police Station, 76 Chester Road, Gresford, Wrexham.**

Development: Change of use of Police Station to a day nursery.

I refer to your consultation / email dated 14/06/2021 including Highway Assessment and revised site layout plan in respect of the above.

It should be noted that the submitted Highway Statement has no company address or contact details. The submitted layout plan included in Appendix C has few title block details and no plan drawing number or scale. I would request that these details are provided.

Access

The proposed development site is located on Chester Road which is a busy classified road subject to a 30mph speed limit.

Assuming typical speeds of 30mph, Manual for Streets would normally require any proposed / existing access to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway.

Visibility from the existing / proposed access serving the site is inadequate in both directions providing splays of approximately 2.4 x 23m to the north east and 2.4 x 14m to the south west measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by the existing vegetation.

The latest submitted layout plan indicates the closure of the existing access and formation of a new centrally located access. Assuming all obstructions to visibility are removed along the entire site frontage, it would appear possible to provide adequate visibility in both directions.

I would recommend that any proposed access is a minimum of 4.8m wide. If the access was proposed at 6.6m wide then pedestrian visibility would also be provided. **Please ask the applicant to clarify this detail.**

The applicant would need to apply for s.184 consent to widen the dropped kerb fronting the site to serve the new access.

Traffic Generation & Parking Demand

It is considered likely that the proposed change of use to a nursery will result in a significant increase in vehicle movements at the site compared with its previous use.

The submitted Highway Statement indicates that a maximum of 39 vehicles will enter and leave the site between 8am and 09:30am and between 4pm and 6pm. This would result in 156 daily vehicle movements plus 12 movements from the proposed 6 staff cars (assuming they only enter and leave once per day). This equates to 168 daily vehicle movements at the site excluding any deliveries which I assume represents a significant increase in vehicle movements compared with that generated by the previous police station.

The existing site appears to provide approximately 3 parking spaces at the rear and 3 parking spaces at the front of the building with turning.

Based on the proposed floor area ie/ 125m², LPGN 16 would normally require a maximum of 7 spaces. The proposed layout plan indicates a total of 11 spaces with 6 spaces being reserved for staff, leaving 5 spaces available for parents / deliveries. However, the 3 proposed spaces to the rear of the building appear to have less than the required 6m clearance for maneuverability. **Could you please ask the applicant to address this issue.** The proposed 3 no spaces to the rear would also be blocked in by cars parked in spaces P4 & P5 should they require access during the day.

In respect of likely parking demand at the site, I refer to Planning Application ref: P/2020/0097 at the Homestead Nursery - Old Wrexham Rd, Wrexham - Application for variation of condition no. 13 imposed under planning permission P/2019/0189 to increase registered number of children on site to 146.

This nursery currently has consent to accommodate up to 96 children. I understand that the majority of children are dropped off between 8am and 9.15am, the busiest time being 8:30am. At the end of the day, the majority of children are collected between 4pm and 6pm with 5:00 – 5:30pm being the busiest time. This period is not as busy as the morning as it is longer and more staggered.

I visited this site on 24/02/2020 between 07:55 – 08:45. Occupancy of the car park ranged between 21 no cars (at 7:55am) to 43 cars (at 8:09am). Between 8:00am and 8:27am there was always at least 25 vehicles upwards parked in the car park.

On a pro-rata basis, compared with the existing nursery, the proposed nursery on Chester Road could typically generate parking demand for around 9 cars at around 07:55 and 17 cars at 8:09. This is considered to be a more accurate assessment compared with the parking accumulation figures quoted in the submitted Highway Statement. Assuming these figures are comparable to the existing Homestead Nursery then the proposed 5 spaces provided for parents at the site would be insufficient.

Any potential shortfall in parking provision at the site is likely to result in vehicles parking along Chester Road or nearby streets eg/ Annefield Park. The site is located almost directly opposite the junction of Annefield Park / Chester Road. Parents parking on street outside the proposed nursery would also impede users of the existing cycle lane. This would be considered contrary to through traffic interests generally and a likely source of danger to road users and pedestrians.

Unless the applicant can satisfactorily address the issues raised then it would be difficult to support the proposed development.

Supplementary Notes

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

A handwritten signature in black ink, appearing to be 'R. K. S.', written in a cursive style.

Chief Officer, Environment & Technical