

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0129	FAO:	Rhian Chitty
		Your Ref:	P/2023/0129
Date:	15th June 2023		

Land South Of The Lodge, Glascoed Road, Bwlchgwyn, Wrexham, LL11 5YG Change of use of land to childrens nursery

Further to correspondence dated 23/03/2023 in respect of the above, see comments as follows:

The application is for the retrospective conversion of an existing barn on land south of The Lodge for use as a forest school. An area within the site has been cleared for use as car parking along with a highway access created off Glascoed Road, to the east of The Lodge.

Access

Glascoed Road is an adopted road subject to a 60mph limit. Visibility splays should be provided, in accordance with TAN18, demonstrating the visibility, to the left and right for vehicles exiting the site. The splay will help determine the need for any vegetation clearance to improve visibility.

Parking and Turning Provision

An on-site car parking area has been provided. Further information is requested from the applicant on how this parking area is used including the number of vehicles that can be accommodated and turning provision. This is to ensure vehicles do not block back onto the adopted highway.

Clarification would be welcomed on any off-site parking generated by the development and the location of this.

Servicing / Deliveries / Waste Collection

The submitted site and location plan drawing (Ref. 22-07-02A) indicates a new refuse bin storage area. Clarification is requested whether this additional refuse is collected by the existing refuse service and the local vehicle arrangements for this on-site.

Traffic Generation

The Design and Access Statement indicates the opening hours for the facility are 08:30 to 15:30 autumn to winter and 08:30 to 17:00 in spring to summer.

Clarification is requested on:

- The average and maximum number of staff and children on site per day
- The average and maximum number of vehicles using the site per day associated with the nursery

Conclusion

The following further information is required for approval:

- Visibility splays for the new access demonstrating current visibility
- Clarification on the on-site car parking provision and arrangements
- Clarification on off-site car parking provision and location
- Clarification of refuse collection
- The average and maximum number of staff and children on site per day
- The average and maximum number of vehicles using the site per day associated with the nursery

RWEdwards

Contracts & Engineering Manager

On behalf of

Chief Officer, Environment & Technical