

Technical Note

Project: Proposed Expansion of Greenfields Nursery,
198 Tregwilym Road, Rogerstone, Newport NP10 9EL

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Date: 11 June 2024

Highways & Transport

1 Introduction

This Technical Note relates to the proposed expansion of Greenfields Nursery to increase the number of children being cared for from 53 to 71 children.

The site benefits from planning permission for providing nursery care for up to 53 children (LPA Ref: 20/0338). The planning application was initially refused on highway safety grounds but allowed on appeal (CAS-01814-Z2M0Z7) following the Planning Inspector's conclusion that the development would not be detrimental to highway safety.

2 Existing Conditions

Permission exists for the care of up to 53 children at the nursery, with a total of 15 car parking spaces, as shown on the approved drawing 1087-004-B (Appendix 1).

The application site is located off Tregwilym Road from an established access lane that serves the nursery and residential development. The lane serves Hadley Gardens and the back of houses fronting Tregwilym Road. The Hadley Gardens development has also a separate access onto Tregwilym Road to the south-east of the application site access.

The lane which links the nursery to Tregwilym Road is unmarked but, at around 5.7m in width, can comfortably accommodate two-way traffic flow.

Visibility at the lane's junction with Tregwilym Road was considered to be inadequate by the LPA when it refused the previous planning application (20/0338). The Planning Inspector's conclusion in considering the subsequent appeal was that the junction provided an acceptable access to the development and that its use did not prejudice highway safety. That conclusion was based largely on the evidence of the access' good safety record.

Conditions have changed since the previous planning application and associated appeal with Tregwilym Road now subject to a 20mph, rather than 30mph, speed limit. This reduces the visibility requirements and it is demonstrated on drawing 1087-006-A (Appendix B) that the 2.4m x 25m visibility splays that are appropriate for the new 20mph speed limit are available.

3 Proposed Development

The proposal is to increase the number of children being cared for from 53 to 71 children. The increase in the number of children will result in an additional 3 staff members.

Newport's adopted Parking Standard SPG recommends that nurseries in converted properties (as is the case for Greenfields Nursery) should provide 1 car parking space per 2 full-time staff member.

The 3 additional staff members therefore generate the need for 2 additional car parking spaces. A total therefore of 17 spaces, compared to the existing approved 15.

Rearrangement of the parking layout, as shown in drawing 1087-007-A (Appendix 3), allows for the required 17 spaces to be provided.

Additional off-street public car parking is available at the nearby Tregwilym Road car park. This is approximately 100m walk from the nursery, where ample spare capacity is available during the daytime hours that the nursery operates.

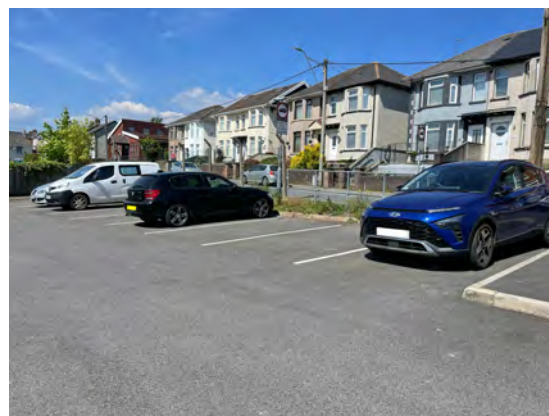


Figure 1 Tregwilym Road Car Park

4 Summary

The proposal is to increase the capacity of Greenfield Nursery from caring for 53 to 71 children. This will result in an additional 3 members of staff.

The increase in staff numbers requires that two additional parking spaces are provided to comply with the Council's car Parking Standards. This can be achieved by re-arranging the previously approved parking layout. Additional parking is available nearby at the Tregwilym Road Car Park if needed.

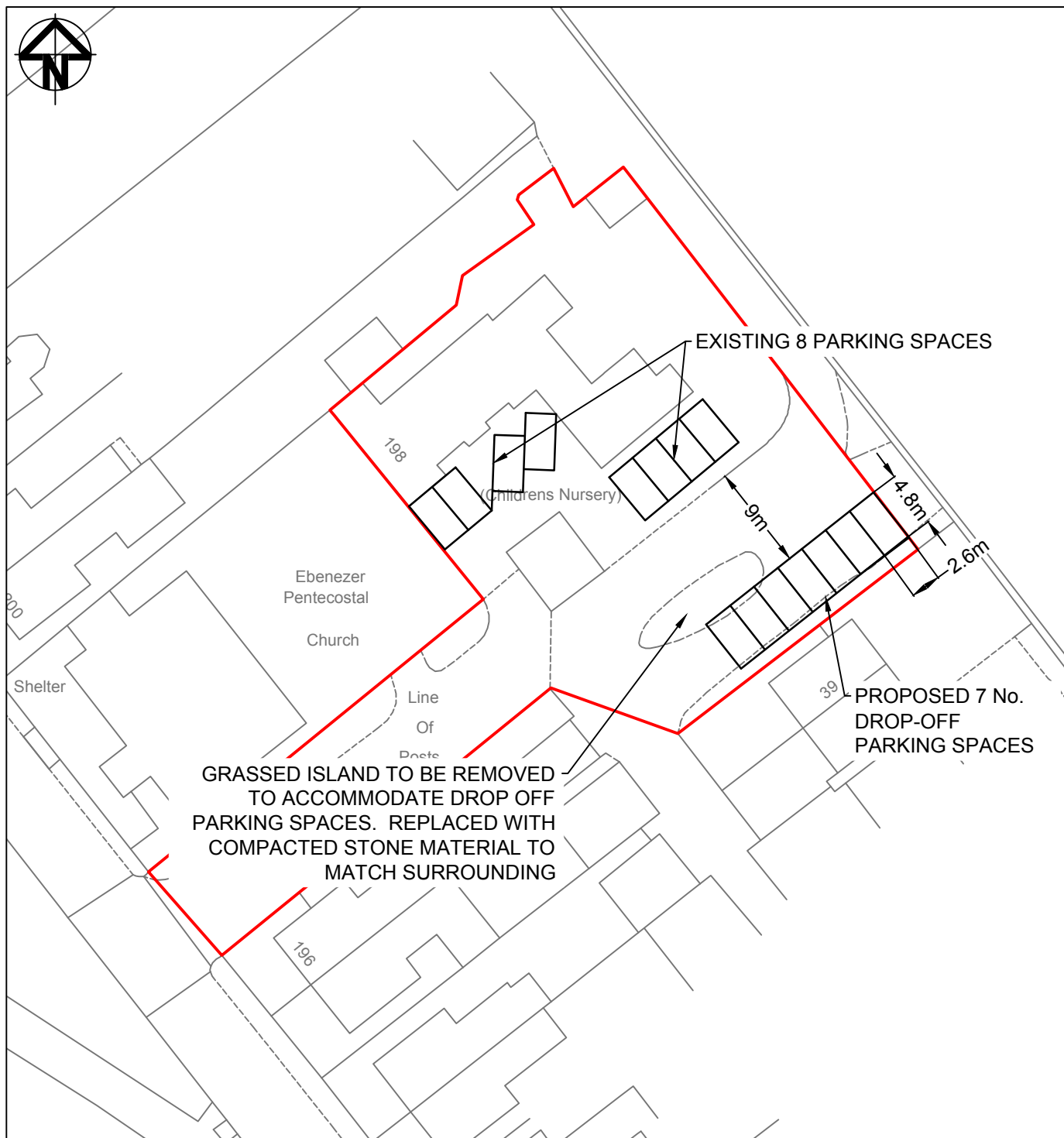
The access to the site from Tregwilym Road was previously deemed satisfactory to serve the nursery when a 30mph speed limit was in place. The speed limit has subsequently been reduced to 20mph and the appropriate visibility splays (2.4m x 25m) for that speed limit are available.

The proposed development therefore benefits from an access that provides the required visibility to ensure its continued safe operation and parking provision aligns with Parking Standard requirements.

As such there are no highway related reasons that should prevent the proposed development.

Appendix 1

Approved Parking Layout



B	Amended Parking	29-04-21
A	First Issue	22-04-21

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GREENFIELDS NURSERY
TREGWILYM ROAD

DROP-OFF PARKING SPACES

1087	004	B
	1:500	@ A4

Appendix 2

Tregwilym Road Junction



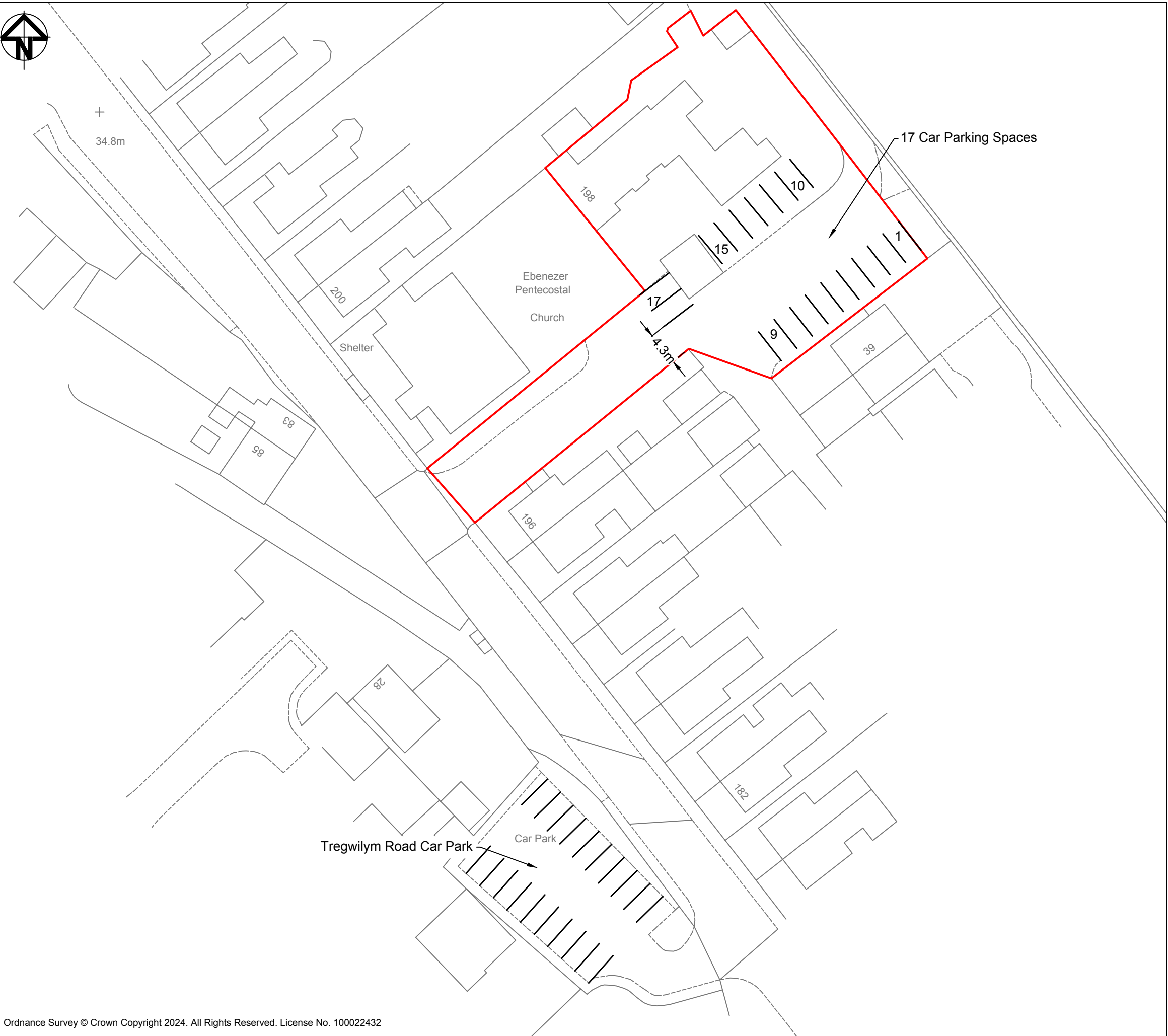
A	First Issue	01-06-24
acstro Yr Hen Farchnad, Unit 19 Carmarthen Street, Llandeilo SA19 6BJ www.acstro.com Tel: 01558 824021		
GREENFIELDS NURSERY		
TREGWILYM ROAD ACCESS		
1087	006	A
	1:250	@ A3

Appendix 3

Proposed Parking Layout



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34.8m



A	First Issue	01-06-24
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GREENFIELDS NURSERY		
PARKING PROVISION		
1087	007	A
	1:500	@ A3