

MEMORANDUM

From: Service Manager Environment **To:** Head of Community Well-being and Development

Our Ref: P/2018/0301 **Your Ref:** P/2018/0301

Date: 3 May 2018

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

Location: O. S Grid Ref3214 5319 Gwersyllt CP School/ Junior school/ Ysgol Y Gaer Infants school, Dodds Lane, Gwersyllt

Development: Extension and refurbishment of the existing Gwersyllt CP school building and associated external works including new canopies and modified play areas, new main entrance canopy, formation of new hard standing / games area, demolition of the pupil referral unit for development as a new parking facility for the school.

I refer to your consultation dated 16 April 2018 in respect of the above.

The proposed scheme increases off road parking provision at the site. As a result of the increased vehicular use of the existing referral unit access, the access will be widened to a minimum 4.5m to ensure that two vehicles are able to pass simultaneously.

I recommend that any permission include the following conditions:

CONDITIONS

- ZJ22
035R PARKING AND MANOEUVRING TO BE KEPT CLEAR**
The vehicular parking and turning areas as shown on approved drawing(s) No(s). @@@@ shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
- ZJ11
039R ACCESS WIDTH**
The vehicular access hereby approved shall be a minimum width of 4.5 metres.

Peter D. H. White

my Service Manager Environment