

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory

Our Ref: ET/DC/P/2020/0121 **Your Ref:** SEH/P/2020/0121

Date: 5th March 2020

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

Location: O. S Grid Ref: 417 398 The Maelor School, Penley, Wrexham.

Development: Erection of stand alone teaching block of 4 no. classrooms with associated wc facilities, offices, landscaping and drainage.

I refer to your consultation dated 25/02/2020 including Layout Plan in respect of the above.

The proposed development site is accessed off the A539 Overton Road which is a classified road subject to a 20mph speed limit along this section. Access to the school car park is via an existing mini-roundabout off the A539.

It is not clear from the submitted application whether the proposed teaching block will require additional teaching staff or will accommodate sixth form students who may require parking provision. However, based on a gross floor area of 364m², the proposed development (LPGN 16 - Class D1 Use) would require a maximum of 17 spaces.

The existing school car park appears to accommodate around 85 cars. During a site visit on weds 04/03/2020 (14:30) there appeared to be 17 spaces unoccupied within the car park. Based on this brief survey, it would appear that there is adequate spare capacity within the existing car park to accommodate the proposed development. However, it is not clear as to whether such spare capacity is always available throughout the week. It may be considered appropriate to request further clarification on this matter.

In principle, I have no objections to the proposed development on highway grounds.

Supplementary Notes

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

P. A. F. [Signature]

Chief Officer, Environment & Technical