

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Economy & Planning
		FAO::	Sharon Holman
Our Ref:	ET/DC/MZ/P/2024/0190	Your Ref:	P/2024/0190

TOWN AND COUNTRY PLANNING ACT 1990

AMRYWIO AMOD 1 CANIATÂD CYNLLUNIO P/2018/0888 I YMESTYN TERFYN AMSER AR GYFER CYCHWYN DATBLYGIAD / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2018/0888 TO EXTEND TIME LIMIT FOR COMENCEMENT OF DEVELOPMENT

BROAD OAK FARM LLYNDIR LANE BURTON WREXHAM Grid Ref: E 336757N 358439

I refer to your consultation / email dated 25/03/24 in respect of the above.

It is my understanding that the application is for the variation of condition 1 of planning permission P/2018/0888 to extend the time limit for the commencement of the development at Broad Oak Farm, Llyndir Lane, Burton, Wrexham. The application was for a change of use and conversion of barns to 10 no residential units including demolition, new build parking barns, access and parking arrangements.

The approved proposals including a proposed realignment to provide a consistent carriageway width, footway and to improve visibility from the site access point. The proposals also included the removal of an existing access point and improvements to the two remaining access points. Speed surveys were undertaken to determine the required visibility splays and those provided met the required standards.

As these proposals remain unchanged as part of the revised application, the proposals are acceptable on highways grounds.

Chief Officer, Environment & Technical