

BLD - P/2021/1134 - Hullah Farm 28/3/2022

Dear Simon

Amendment to current application

Further to previous correspondence with the Council, the Applicant wishes to amend the current application by withdrawing from the scheme the proposal to convert the existing five bay garage into a two bed unit (Ty Newydd).

Accordingly, I attach a revised version of the site plan as proposed, drawing no 3513-10 Rev A, to replace drawing 3513-10.

I also withdraw drawings 3513-11 (Ty Newydd – existing and proposed floor plans) and 3513-21 (Ty Newydd – proposed elevations).

The garage block will now remain as existing. No changes to the structure or its use are proposed.

The Council ecology officer had requested the submission of a bat and bird assessment in connection with the conversion of the garages to residential use. On the basis this element of the scheme has now been withdrawn, the bat and bird assessment is no longer required.

In my emails to you of 3 March 2022, I suggested deferring the implementation of the conversion of the garage block to residential. Now this element is withdrawn, then as per my email of 3 March, there would be no material intensification of occupation of the site and therefore no additional foul sewerage discharge arising. As such, there should be no objection on 'phosphate' pollution grounds. Without prejudice to that and also as per my email of 3 March, the client continues to offer the option of deferring the re-use of the cottages and only initially implementing the conversion of the farmhouse. Please ensure Natural Resources Wales (NRW) are updated accordingly. I would be pleased to learn from you the date by which NRW should respond to the further information.

Highway matters

Please find attached a Technical Note from Transport Planning specialists Prime, which addresses the comments from Highways, as per your email of 10 December 2021.

I await further news from you, once you have received the further consultations responses from NRW and Highways.

Regards

Adrian Thompson MRTPI

Director, Lightwater TPC

Tel 07889 953 651

Eml adrian@lightwatertpc.co.uk

LinkedIn [AdrianThompson](#)

Web www.lightwatertpc.co.uk



Company Number 10096927

Registered Office: 1 Widcombe Street, Poundbury, Dorchester, DT1 3BS