

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	P/2016/0621	Your Ref:	P/2016/0621
Date:	28 July 2016		

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

Location: O. S Grid Ref: 3143 4205 Y Berllan, Dininlle Farm Road, Ruabon
Development: Conversion of existing office and workshop together with extensions to provide additional living accommodation.

I refer to your consultation dated 5 July 2016 in respect of the above.

The site has an existing access on to an unclassified highway; vehicular speed is considered to be no more than 20mph due to the geometry of the road. Adequate visibility is provided at the existing access.

I understand that the site was originally granted planning permission for use as an agricultural workers dwelling. Subsequent planning applications granted permission for extensions to that dwelling, which were only to be occupied by the agricultural workers family. There is however reference to the site having a licence as a HMO for 3 separate units.

The addition of another unit on the site for living accommodation would appear to bring the number of units on the site to 4.

If it is the case that there are four separate living units on the site then a plan should be submitted demonstrating how it is proposed to provide parking spaces for each of these units.

If the site is intended for use by an agricultural worker and family then a plan should be submitted demonstrating how it is proposed to provide parking spaces for the single dwelling.

Please ask the applicant to confirm the intended use of the site and submit plans demonstrating adequate off road parking and turning provision for that use.


Service Manager Environment