

MEMORANDUM



From: Operational Manager Traffic & Transportation **To:** Chief Planning Officer

Our Ref: TH/DC/PD/2010/0505

Your Ref: P/2010/0505

Date: 02 July 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 3050 4390 Plots 1 to 4 at Maes y Llan Lane Ruabon

Development: Demolition of existing barn and erection of 4 no. semi detached houses and associated garages.

I refer to your consultation dated 17 June 2010 in respect of the above.

The site already benefits from full planning permission for the conversion of a redundant barn into four dwellings. It appears that the condition of the barn is such that conversion is no longer a viable option.

This proposal simply replaces the four proposed conversions with four new dwellings.

Adequate parking provision is proposed.

I recommend any permission include the following conditions:

CONDITIONS

J45C VEHICLE PARKING AND TURNING AREAS

035R The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

For Operational Manager Traffic & Transportation