

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PD/P/2010/0959

Your Ref: P/2010/0959

Date: 17 December 2010

TOWN AND COUNTRY PLANNING ACT 1990.

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995.

Location: O. S Grid Ref: 2900 4110 Ty Maen Farm, Pentre, Chirk

Development: Conversion and refurbishment of existing barn to provide accommodation for disabled child.

I refer to your consultation dated 19 November 2010 in respect of the above.

The development site has an existing access on to a classified highway subject only to a 60mph speed limit. The access suffers from substandard visibility in both directions.

There is adequate parking and turning facility within the site.

It is considered that the proposed use, as described in the design and access statement, is unlikely to generate any more than a nominal increase in traffic using the access. If use of the barn conversion can be tied to the house then I am prepared to support the proposal.

I recommend any permission include the following conditions:

CONDITION

NONSTDC TIED TO DWELLING

NONSTDR The proposed new dwelling / annexe shall be tied to the existing dwelling and must not be used or sold off as a separate dwelling.

Infrastructure and Planning Manager