

# MEMORANDUM



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

**Our Ref:** TH/DC/PD/P/2010/0647

**Your Ref:** P/2010/0647

**Date:** 23 August 2010

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**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:** Alterations and extensions to existing farmhouse to provide facilities for disabled and first floor extension over existing barn to provide accommodation for carers

I refer to your consultation dated 28 July 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 severely substandard visibility in both directions.

There is adequate parking and turning facility within the site.

The extensions and alterations effectively create a new dwelling at the site and given the substandard visibility at the access I would not normally wish to support the proposal.

However 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 new dwelling 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.

  
For Operational Manager Traffic & Transportation