

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary note

A handwritten signature in black ink, appearing to read "J. P. Smith".

Operational Manager Traffic & Transportation

MEMORANDUM



From:	Operational Manager Traffic & Transportation	To:	Chief Planning Officer
Our Ref:	TH/DC/PP/2009/0838	Your Ref:	SJG/2009/0838
Date:	13 th October 2009		

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

Location: **O. S Grid Ref: 456 424 Lane End Farm, Old Hall, Hanmer, Wrexham.**

Development: **Conversion of part of agricultural building to residential use (Annex).**

I refer to your consultation dated 12/10/09 in respect of the above.

The proposed development site is located on a narrow, unadopted lane which already serves in excess of 5 no. dwellings.

It is current Council policy that no more than 5 dwellings be permitted off an existing private drive / unadopted road unless it is to an adoptable standard. The unadopted lane serving the development site is in relatively poor condition and has no footway or street lighting provision.

Although the unadopted lane already serves in excess of 5 no. dwellings and is considered unsuitable to serve any additional vehicle movements, it is normally assumed that a development of this nature will not generate any significant increase in traffic movements. I would therefore recommend that the proposed dwelling / annex is tied to the existing dwelling in order to prevent it being sold off in future as a separate dwelling.

There would appear to be adequate parking provision at the development site for both the existing dwelling and the proposed annex.

I would therefore recommend that any permission include the following conditions:-

CONDITIONS

1. Parking provision at the proposed development site shall be in accordance with LPGN 16.
2. The proposed annex shall be tied to the existing dwelling and must not be sold off as a separate dwelling.

REASONS

1. To provide for the parking of vehicles clear of the highway.
2. In the interests of highway safety.