

MEMORANDUM



From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/2020/0203 **Your Ref:** MP/P/2020/0203
Date: 6TH July 2020

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

Location: O. S Grid Ref: 259 532 Former Storage Barn at Quarry off Wesley Road, Ruthin Road, Bwlchgwyn,, Wrexham.
Development: Conversion of barn to dwelling.

I refer to your consultation dated 01/07/2020 in respect of the above.

The proposed development site is located off an unsurfaced private shared access at the southern end an unadopted road which already serves a number of existing properties.

I understand that the building previously served as an office for a Motor Sports business but this use has now ceased. Based on the assumption that the existing building would have had a previous traffic generation, I would raise no objections to the proposed development on highway grounds.

There would appear to be adequate parking and turning provision at the site.

I therefore advise you that I have no objections in principle to the proposed development on highway grounds.

Supplementary Notes

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

Chief Officer, Environment & Technical