

MEMORANDUM



From: Service Manager Environment **To:** Head of Environment and Planning
Our Ref: EP/DC/PP/2017/0273 **Your Ref:** SEH/P/2017/0273
Date: 3rd May 2017

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

Location: O. S Grid Ref: 380 579 Darland Barn, Darland Lane, Rossett, Wrexham.
Development: Erection of replacement oak framed garage with room above for use incidental to the enjoyment of the dwelling house.

I refer to your consultation dated 26/04/2017 in respect of the above.

I assume that the proposed building will be restricted to ancillary use and no business will be run from the site.

On this basis, I would have no objections to the proposed development and recommend any permission include the following condition:-

CONDITION

ZJ41 GENERAL LAYOUT
026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. -----.

Supplementary Notes

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

Note to Applicant:

Public Footpath No.18 (Allington) runs from west to east along the unadopted lane and should not be interfered with. I would recommend that the applicant liaises with our Public Rights of Way Section to discuss the proposed development. Please contact Mr. Sean Hanratty on Tel: 01978 729761.

Service Manager Environment