Ellie Jones

Subject: RE: Planning Application - P/2026/0214

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Good afternoon Sharon,

Many thanks for the letter in relation to this application.

Please see attached document and explanation (provided in red below) to respond to the non-validation points raised.

Detailed existing and proposed site plan at 1.200 or 1.500 scale. I note a parking site plan has been provided, we would still however require an existing and proposed site plan showing all relevant site constraints including those requested on the recent enquiry in relation to private/staff/customer parking, access arrangements, bins/recycling etc. : (Pre-existing and proposed site plan attached to scale of 1:200). The main staff who operate the use is the applicant and her daughter who already reside in the property. Other staff travel by public transport or by foot. Elaboration of the traffic/ customer parking etc is provided in the cover letter.

Proposed ground floor plan to a specified scale, only an existing ground floor plan has been provided. The floor plan provided represents an existing and proposed floor plan. The red line on the floor plan represents the rooms that are being used as part of the use only. I've shown this in a different colour now (than red) to void confusion regarding the application site.

First floor existing and proposed floor plans to a specified scale. The application relates to the ground floor use only therefore we don't see why first floor plans area required. I'm happy for the description of the application to specify this (i.e. use of ground floor of existing property for childminding use for up to 10 children).

Elevations: confirmation that there are no changes proposed to the external elevations. I can confirm that the application relates to the use only and not external changes are proposed as part of this application.

I trust the above is sufficient to respond to your points.

Could you also confirm whether a planning fee is required. The applicant is of the understanding that she has been advised by the enforcement officer that a fee would not be required for this application. If this is the case then great, but if this is a misunderstanding then please let me know and I will ask them to pay the application fee.

Many thanks

Sion Roberts **Uwch Gynllunydd | Senior Planner**