In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MRS SUSAN MONTI	**Code Number**	BRY P/2018/0622
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	**Date Received**	26/07/2018
		Decision Date	26/11/2018

Town and Country Planning Act, 1990

Location of application

CAPEL ISSA, VICARAGE ROAD, BRYMBO, WREXHAM, LL11 5LF

Description of application

CONVERSION OF REDUNDANT TWO-STOREY STONE OUTBUILDING TO 1 NO. DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	26/11/2018	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. Prior to installation on the building details of the materials for the proposed windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out strictly in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-

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enacting that order with or without modification) no gate, fence, wall or other means of enclosure shall be erected constructed or placed across the access.

4. Prior to the first use of the development hereby approved the vehicular access hereby approved shall have a width of at least 4.5m for a minimum distance of 5m behind the adjoining highway.

5. Should work not commence within 12 months of approval additional bat surveys should be carried out and submitted to the Local Planning Authority for approval.,

6. Swallows have been recorded breeding in the building and it is a criminal offence to disturb a bird when it has begun nesting. Works should therefore commence outside the bird breeding season and additional nesting opportunity made elsewhere on site.

7. Development shall not begin until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - understanding Historic Buildings 2016 5.5 p27) of the existing buildings have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority. The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR Email mark.walters@cpat.org.uk After approval by the Local Planning Authority a copy of the photographs should also be sent to the Historic Environment Record Office, Clwyd Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR for inclusion in the Regional Historic Environment Record.

8. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

9. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 17/078/SM/01/rev B, 17/078/SM/04, 17/078/SM/05 and as contained within the application documentation.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. In the interests of maintaining the character of the building.

3. In the interests of highway safety.

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4. To ensure the formation of a safe and satisfactory access with improved visibility and manoeuvrability within the site.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
7. To secure a full photographic record of the original buildings prior to alteration, conversion or demolition.
8. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
9. To define the scope of the planning permission

Note(s) to applicant

See attached Guidance Note from Natural Resources Wales regarding Foul Drainage and Waste advice for the developer. See attached comments from Welsh Water regarding drainage.

Officer Appointed for this purpose
Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm