**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** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

---

**Town and Country Planning Act, 1990**

**Location of application**

BRYNTIRION, PENYGRAIG, FRONCYSYLLTE, LLANGOLLEN, LL20 7RT

**Description of application**

DYMCHWEL STORFA A CHODI SWYDDFA/STORFA NEWYDD / DEMOLITION OF STORE AND ERECTION OF REPLACEMENT OFFICE/STORE

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

| | |
|---|---|
| BE1 | Pontcysyllte Aqueduct and Canal World Heritage Site |
| DM1 | Development Management Considerations |
| NE1 | International and National Nature Conservation Designations |
| NE2 | Local Designations for Nature Conservation and Geological Importance |
| NE4 | Area of Outstanding Natural Beauty |
| NE5 | Special Landscape Areas |
| NE6 | Waste Water Treatment and River Water Quality |
| SP11 | Transport and Accessibility |
| SP12 | Design Principles & Masterplanning Framework |
| SP13 | Health and Wellbeing |
| SP14 | Natural Environment |
| SP15 | Historic and Cultural Environment |
| SP2 | Location of Development |
| T1 | Managing Transport Impacts |

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 22/03/2024 | Planning permission issued |

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

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

## Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 16/2/2024 and as contained within the application documentation.

3. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.
On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

4. No facing or roofing materials shall be used other than materials matching those used on the existing building.

5. The premises shall only be used for domestic office purposes ancillary to the use of existing dwelling Bryntirion.

6. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

7. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

9. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter for the lifetime of the development.

**Reason(s)**

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

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. To allow an adequate analytical record of the building to be made, before alteration, to ensure that their origins, use, and development are understood and the key features, character and state of preservation are recorded, in accordance with TAN 24 and Policy SP15 of the LDP.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

6. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

8. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

9. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

**Note(s) to applicant**

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Highways Development Control Standard Advisory Note
In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:
1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the
public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |

commencement (to avoid
being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant¡¦s scope of work includes new apparatus in the highway, such as new mains
services then a Section 50 licence will be required. Insurances and demonstration of
competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances
and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops
require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the
public highway, the following conditions of approval apply:
No surface water from the applicants site should be allowed to drain onto the public highway,
The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading.
No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.
*The hard paved length and set back if required is subject to the applicants proposed vehicular length
The applicants should allow a minimum of 4 weeks notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

| | | | |
|---|---|---|---|
| **Applicant** | JAN FORD | **Code Number** | LLR P/2024/0068 |
| **Agent** | ST OSWALDS ARCHITECTURAL<br>MR GERRARD MARSHALL<br>ST OSWALDS<br>NANT Y CAWS<br>OSWESTRY<br>SY10 9AP | **Date Received** | 30/01/2024 |
| | | **Decision Date** | 22/03/2024 |



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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**