**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

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| **Applicant** | MR PAUL SCOTT DAVIES | **Code Number** | OVE P/2023/0578 |
| **Agent** | MR ROBERT BENNETT<br>6 LAURELS AVENUE<br>BANGOR ON DEE<br>WREXHAM<br>LL13 0BQ | **Date Received** | 21/08/2023 |
| | | **Decision Date** | 22/05/2024 |

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**Town and Country Planning Act, 1990**

## Location of application

METHODIST CHAPEL, KNOLTON, OVERTON, WREXHAM, LL13 0LE

## Description of application

TRAWSNEWID CAPEL I ANNEDD / CONVERSION OF CHAPEL INTO A DWELLING

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

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| DM1 | Development Management Considerations |
| FW | Future Wales: The National Plan 2040 |
| H9 | Conversion of Buildings Outside of Settlement Limits to Residential |
| NE1 | Use |
| NE5 | International and National Nature Conservation Designations |
| NE6 | Special Landscape Areas |
| PPW | Waste Water Treatment and River Water Quality |
| SP1 | Planning Policy Wales (Edition 12) |
| SP11 | Housing Provision |
| SP14 | Transport and Accessibility |
| SP15 | Natural Environment |
| SP2 | Historic and Cultural Environment |
| T1 | Location of Development |
| TAN 12 | Managing Transport Impacts |
| TAN 18 | Design |
| TAN 23 | Transport |
| TAN 24 | Economic Development |
| TAN 5 | The Historic Environment |
| | Nature Conservation and Planning |

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 22/05/2024 | Planning permission issued |

## Particulars of decision that permission be GRANTED

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**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. The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan [Undated and unnumbered]
- Proposed Site Plan [Undated and unnumbered]
- Proposed Elevations, Sections & Floor Plans [Undated and unnumbered]
- Email from Agent - Additional Drainage Information [Received: 09/05/2024]
- Drainage Resume [By: Woodsyde Developments Ltd; Undated]
- Dwg No: MC-DL-400 - Drainage Layout Plan
- Ecological Impact Assessment [By: Susan Worsfold; Dated: 22/03/2023]

3. No works shall commence until an appropriate photographic survey (equivalent to a Level 2 Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust, for inclusion in the regional Historic Environment Record.

4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works

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shall only be carried out in strict accordance with such details as are approved.

5. The solar PV panels approved on the eastern and western roof planes shall be installed flush with the surrounding roof plane and shall be retained as such for their lifetime.

6. The roof light within the western roof plane shall be installed as a 'conservation style' roof light and shall be flush fitting with the surrounding roof plane. The roof light shall be retained as such for its lifetime.

7. The ecological enhancement recommendations outlined within Part 8 of the submitted Ecological Impact Assessment shall be fully implemented prior to the first occupation of the development, and shall thereafter be retained for the development's lifetime.

8. Prior to first occupation of the development the site shall be laid out in strict accordance with the approved Proposed Site Plan. The parking area shall be kept free of obstruction and available for the parking of cars at all times for the lifetime of the development.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking, re-enacting that Order with or without modification), no further development shall take place within the application site under Schedule 2, Part 1, Classes A, B, C, D and E other than the development hereby granted permission.

**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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy DM1 of the Wrexham Local Development Plan.

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4. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.

5. To preserve the historic character of the building in accordance with Policies SP15 and DM1 of the Wrexham Local Development Plan.

6. To preserve the historic character of the building in accordance with Policies SP15 and DM1 of the Wrexham Local Development Plan.

7. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

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

9. To enable the Local Planning Authority to control the scale of development and to ensure compliance with Policy DM1 of the Wrexham Local Development Plan.

**Note(s) to applicant**

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

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

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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.**