In pursuance of its powers under the Acts and 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

7
Expiry Date: 07/09/2006
Decision Notice Sent: 17/04/2007
Grid Reference:
E 337855
N 346146

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Applicant	Major R C F Owen C/O Carter Jonas LLP	**Code No**	SES P/2006/0826
Agent	Carter Jonas LLP Guy Evans Black Birches Hadnall Shrewsbury Shropshire	**Date Received**	11/07/2006
		Decision Date	17/04/2007

Town and Country Planning Act, 1990

Location of application

Plas Fron, Porthwgan, Cross Lanes, Wrexham, LL13 0TP

Description of application

Change of use of redundant buildings to 4 No. residential units and construction of new vehicle access

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. No part of the development shall commence until samples of all external facing and roofing materials to be used in the link extension have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with such details as are approved.
3. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation.

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

4. No further demolition or rebuilding shall be carried out other than that indicated on the approved plans and set out in the Building Survey Report prepared by G D Humphreys.

5. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 (2005) comprising a vertical and horizontal framework, well braced to resist impacts, with 2.1m vertical tubes spaced at a maximum interval of 3 metres. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the full extent of the canopy of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

6. The existing hedges shall be retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height of the hedges falls below 4 metres at any point without the previous written permission of the Local Planning Authority. Any hedges removed without permission or dying or being severely damaged within five years from the completion of development shall be replaced with hedges of such size and species as may be agreed with the Local Planning Authority.

7. No trees shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.

8. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.

9. Within three months of the date of commencement of development a scheme of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented prior to the first occupation of the dwellings hereby approved.

10. No part of the development shall commence until a scheme of mitigation measures to deal with nesting birds has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved scheme.

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11. With regards to potential bat roosts, the development shall only be carried out in accordance with the recommendations of the Protected Species Survey dated 2 July 2006 completed by Robert Fryer.

12. Notwithstanding the approved plans, no works shall commence on site until the detailed layout of the highway improvements, including the new road section and junction, passing places and turning head, have been submitted to and approved in writing by the Local Planning Authority. Such works as are approved shall be carried out to the satisfaction of the Local Planning Authority prior to the first occupation of any of the dwellings hereby approved.

13. Vehicle parking and turning facilities for each dwelling shall be provided in accordance with the details shown on the approved plans prior to the first occupation of any of the dwellings hereby approved. The parking areas shall thereafter be permanently retained.

14. From a point on the centreline of the new access with the A525 2.4 metres back from the nearside edge of the A525 to points on that same edge of carriageway 150 metres north and 215 metres south of the new junction all obstructions to visibility, including hedges/shrubs etc shall be completely removed and any disturbed ground soiled and seeded to highway verge standard. New field boundaries shall be provided behind the visibility splays (in accordance with details to be submitted for the further approval of the Local Planning Authority) prior to the first use of the access. The splays shall be provided prior to the first occupation of the dwellings and thereafter retained.

15. Following the completion of the new access road to the satisfaction of the Local Planning Authority and prior to the first occupation of the dwellings hereby approved, the existing unclassified road junction with the A525 shall be effectively and permanently closed to vehicular traffic by means to be agreed in writing by the Local Planning Authority.

16. No development shall commence until a scheme for the provision of foul drainage has been submitted to and approved in writing by the Local Planning Authority. The dwellings shall not be occupied until the scheme as approved has been implemented.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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3. To ensure that the development fully complies with the appropriate policies and standards.
4. To ensure that the development fully complies with the appropriate policies and standards.
5. To protect trees which are of significant amenity value to the area.
6. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development.
7. To protect trees which are of significant amenity value to the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. In order to protect wildlife interests, which are afforded special protection.
11. In order to protect wildlife interests, which are afforded special protection.
12. In the interests of the safety and convenience of all highway users.
13. To provide for the parking and turning of vehicles clear of the highway.
14. To ensure adequate visibility from and of emerging vehicles.
15. To prevent the use of a substandard junction.
16. To prevent pollution of the water environment.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

The scheme of landscaping referred to in the above conditions shall inlcude any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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Your attention is drawn to item nos 1, 2 (public footpath No.9), 3-9 inc. of the supplementary notes.

If evidence of storage/spillage of agro-chemicals are found in or around the buildings, then it would be prudent to investigate the potential for residual contamination. Should you require any advice on this issue please contact the Council's Environmental Protection section on 297041.

With reference to condition 03 you are advised that the erection of extensions to the buildings or new outbuildings (including domestic garages, sheds etc) will require the benefit of planning permission. In accordance with the advice contained in Local Planning Note no 3, garaging and domestic storage requirements should be met within the existing buildings. Additional development will therefore be strongly resisted.

In order to establish if ground conditions are suitable for soakaway drains you are advised a Percolation Test should be carried out. The test shall be in accordance with British Standard Code of Practice for Design and Installation of Small Sewage Treatment Works and Cesspools, BS6297:198

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.