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

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Expiry Date:
29/10/2003
Decision Notice Sent:
10/11/2003
Grid Reference:
E 329228
N 351938

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant	Property Match Renovations	**Code Number**	BRY P/2003 /1042
Agent	McCormick Saighton Lane Saighton Chester Cheshire CH5 6EG	**Date Received**	03/09/2003
		Decision Date	06/11/2003

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

Barns at Vron Farm Tanyfron Wrexham

Description of application

Conversion of barn into 3 dwellings and construction of garage block

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 be commenced until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. Notwithstanding the approved plans and documentation, prior to the commencement of development, full details of all new and replacement windows and doors shall be submitted for the further approval of the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.
4. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. 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).
5. Notwithstanding the approved plans and documentation, prior to the commencement of development, full details of all boundary means of enclosure shall be submitted for the further approval of the Local Planning Authority. Works shall only be carried out strictly in accordance

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with the details as approved and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

6. The vehicle parking and turning areas indicated on the approved plans shall be provided prior to the first occupation of the buildings hereby approved and shall thereafter be retained for those purposes.

7. Development shall not commence until an appropriate photographic survey (all internal and external elevations in 35mm colour) has been carried out. The resulting photographs should be deposited with the County Sites and Monuments Record operated by The Clwyd Powys Archaeological Trust, 7a Church Street, Welshpool, Powys.

8. Prior to the commencement of development, full details of works to improve visibility at the access point shall be submitted for the further approval of the Local Planning Authority. Works as approved shall be carried out prior to the occupation of any of the dwellings hereby approved and thereafter maintained.

9. Prior to the commencement of development, a detailed survey of all bat roosts within the building shall be carried out by a suitably qualified ecologist and shall be submitted to and approved by the Council.

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.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

7. To enable a simple record of a locally important building to be retained.

8. To ensure that adequate visibility is provided at the proposed point of access to the highway.

9. The building is likely to contain bats, a statutorily protected species and it is essential for their roosts to be identified to ensure that development does not cause interference.

Note(s) to applicant

With regard to Condition 05, a screen fence to the garden boundaries of units 1, 2 and 3 (southern boundaries) is inappropriate and I would expect to receive details indicating post and rail fencing with appropriate native hedging.

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With regards to Condition 09, should the site support one or more species of Bats, operations are likely to only proceed after an appropriate licence has been issued by the Welsh Assembly Government. Bats are a Eurpean Protected Species.

If evidence of storage/spillage of agro chemicals is found in or around the buildings, then it would be prudent to investigate the potential for residual contamination. If you require any advice on this please contact the Council's Chief Public Protection Officer.

You are advised to consider the comments contained in the Guidance Notes provided by the Environment Agency Wales and attached to this decision.

You are advised that a diversion order will be required to divert the footpath and I would advise you to contact the Rights of Way Section, within the Council's Highways Department. There shall be no interference with the public right of way unless consent has been granted to divert and any new right of way has been provided in accordance with an agreed specification.

You are required to contact CADW, Welsh Historic Monuments, Crown Building, Cathays Park, Cardiff CF1 3NQ, concerning the submission of an application for scheduled Monument Consent, prior to carrying out any of the work on or adjacent to Offa's Dyke. In particular you should discuss specifically any works to improve visibility at the access.

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.