

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



Applicant G AND EA MAYER

Reference P/2023/0360

Agent BERRYS
MRS LINDSEY SPROULLE
BEECH HOUSE
ANCHORAGE AVENUE
SHREWSBURY BUSINESS
PARK
SHREWSBURY
CY2 6FG

Date Received 22/05/2023

Decision Date 02/12/2024

Town and Country Planning Act, 1990

Location of Application

BANK FARM, HIGHER LANES, ISCOYD, WHITCHURCH, SY13 3AX

Description of Application

CODI ADEILAD ALLANOL I DDARPARU LLETY PRESWYL ATODOL, I GYNNWYS CYSWLLT GWYDROG I'R ANNEDD YNGHYD AG ADDASIADAU I ESTYNIAD LEAN-I
ERECTION OF OUTBUILDING TO PROVIDE ANCILLARY RESIDENTIAL ACCOMMODATION, TO INCLUDE GLAZED LINK TO DWELLING TOGETHER WITH ALTERATIONS TO LEAN-TO EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
H7 - Housing in the Countryside
NE1 - International and National Nature Conservation Designations
NE2 - Local Designations for Nature Conservation and Geological Importance
NE6 - Waste Water Treatment and River Water Quality
SP14 - Natural Environment
SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	02/12/2024	Planning permission issued

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Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
22-141b Rev H;
22-141c Rev E;
22-141d.
2. No further development shall take place until samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
3. Within three months of the further commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority.
4. Landscaping shall be undertaken in accordance with the scheme submitted and approved in connection with condition no.3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
5. The net benefit for biodiversity (NBB) measures as shown on plan ref: 22-141b Rev H shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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6. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.
7. The development shall be carried out in strict accordance with the findings, recommendations, mitigation and compensation measures contained within the Preliminary Ecology Appraisal Ref: SC:695 PEAv2, as carried out by Salopian Consultancy, and dated 12/01/2023, except where they are superseded by the mitigation and compensation measures shown on plan ref: 22-141b Rev H, including the removal of any breathable membrane in the roof of the extension hereby approved, which shall be fully implemented prior to first use of the development.
8. Within 2 years of the date of this decision, a compliance audit in connection with the ecological mitigation and enhancements works shall be carried out by a qualified ecologist, independently of the principal ecologist, and a copy of the completed audit report shall be submitted for the written approval of the Local Planning Authority.
9. No further development shall take place until a scheme for the drainage of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use/occupation of the development.

Reason(s)

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

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2. 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.
3. To secure the provision of the proposed Green Infrastructure and 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.
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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
6. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
7. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
8. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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9. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 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 noise.

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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.

A handwritten signature in black ink, appearing to read 'David Fitzsimon'.

David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
[Planning and building control | Wrexham County Borough Council](#)