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 Mr G Conway

Reference P/2024/1078

Agent Daniel Ilott
The Moorings, Rowton
Bridge Road,
Christleton, Chester,
CH3 7AE

Date Received 12/06/2024

Decision Date 22/10/2024

Town and Country Planning Act, 1990

Location of Application

Former Presbyterian Church, Castle Street, Holt, Wrexham, LL13 9YW

Description of Application

TROSI HEN EGLWYS BRESBYTERAIDD I UN ANNEDD
CONVERSION OF FORMER PRESBYTERIAN CHURCH TO A SINGLE DWELLING

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 18 : Transport
TAN 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	22/10/2024	Planning permission issued

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Particulars of decision : GRANTED 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 only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing A(050)01 dated 13/6/23;
   - Drawing A(050)02 dated 13/6/23;
   - Drawing A(050)05 Rev C dated 27/10/23;
   - Drawing A(050)06 Rev A dated 27/10/23;
   - Drawing A(300)03 dated 06/12/23;
   - Drawing A(300)01 Rev C dated 02/01/24;
   - Drawing A(300)02 Rev C dated 02/01/24;
   - Drawing A(300)04 dated 19/08/24;
   - Design and Access Statement Rev A dated 23.04.2024;
   - Heritage Statement dated February 2024;
   - Photographic Survey Record dated 04.01.2024 Rev *;
   - Ecological Impact Assessment dated 25th September 2023;
   - Green Infrastructure Statement dated 25.04.2024 Rev *;
   - Bat Emergence Survey dated 11th September 2024.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Green Infrastructure Statement dated 25.04.2024 Rev * and the Ecological Impact Assessment dated 25th September 2023 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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4. No development shall take until a details scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall including the details and position of any ground reduction and drainage around the building such as French drains and shall include the retention of the two evergreens framing the front elevation. The development shall thereafter be carried out in accordance with the scheme as approved.

5. No works shall commence until a Level 3 building recording and photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been secured and implemented in accordance with a brief issued by the Local Planning Authority and a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The photographic survey will be completed by a recognised professional in accordance with the brief, approved WSI and relevant VIFA Standards and Guidance. The WSI will need to be submitted by the chosen archaeological contractor to neil.bayliss@cpat.org.uk for approval before works can commence on site.

   A copy of the resulting report and digital photographs shall be submitted to the Local Planning Authority and the Planning Archaeologist, Heneb: Clwyd-Powys Archaeology (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP). After approval by the Local Planning Authority, a copy of the resulting report and photographs should also be sent to the Historic Environment Record Officer, Heneb: Clwyd Powys Archaeology for inclusion in the regional Historic Environment Record and a copy of he report and full digital archive must also be sent to the National Monuments Record, RCAHMW, Aberystwyth.

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6. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:
   - Elevational and sectional drawings plus details of materials, colours/finishes and fixing methods for secondary glazing;
   - A schedule of internal materials and finishes;
   - A schedule of external repairs and materials;
   - Elevational and sectional drawings plus details of materials, colours/finishes and fixing methods of all new doors, windows and rooflights proposed;
   - Details of the casings for the internal steel columns including materials and finish.

   The development shall thereafter be carried out in complete accordance with the approved details.

7. No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwelling hereby permitted has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

8. 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.

9. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4m x 4m to the south and 2.4m x 23m to the north measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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10. 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 and thereafter permanently retained.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no gates or other means of enclosure shall be erected across the vehicular access point or along the driveway larding to the rear parking/turning area.

12. Prior to the first use of the development the site shall be laid out in strict accordance with layout plan A(300)04 dated 19/06/24.

13. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly.

14. The development shall be carried out in strict accordance with the findings, conclusions and recommendations contained within the Bat Emergence Survey dated 11th September 2024 and the Ecological Impact Assessment dated 25th September 2023. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 91(3) of the Town and Country Planning Act, 1990.

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3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and the character of the Listed Building and Conservation Area in accordance with Policies DM1, SP12, SP14 and SP15 of the Wrexham Local Development Plan.

5 To secure a detailed photographic record of the original building(s) internally, externally and within its setting prior to alteration, conversion, demolition or extension in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

6 In order to ensure the conservation of the historic character of the Listed Building having regard to Policy SP15 of the Wrexham Local Development Plan.

7 To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

8 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

9 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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

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12 In the interests of highway safety, having regard to Policies DM1 and T1 of the Wrexham Local Development Plan.

13 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.

14 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

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.

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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.

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 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;

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- 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.

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.

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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.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Cadw for their consideration.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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