

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 MR COSMO LLOYD

Reference P/2022/0911

Agent RFDAVIES
ARCHITECTURAL
MR ROBERT DAVIES
RIVERSIDE BARN,
COED Y GO,
OSWESTRY,
SY10 9AF

Date Received 15/07/2022

Decision Date 19/12/2024

Historic Environment (Wales) Act 2023

Location of Application

OLD MILL WELSH SHOP LLANRHAEDR ROAD LLANARMON DC WREXHAM
LL20 7LD

Description of Application

CYDSYNIAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL A
MEWNOL YN CYNNWYS ESTYNIAD / LISTED BUILDING CONSENT FOR
EXTERNAL AND INTERNAL ALTERATIONS INCLUDING EXTENSION

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 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP15 - Historic and Cultural Environment

Revision	Date	Description of Decision
0	19/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - Drawing 22.09L 'Location Plan';
 - Drawing 22:09/FM2 'As Proposed' received on 5th December 2024.
3. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey shall be completed by a professional archaeological contractor.

The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@heneb.org.uk Tel: 01938 553670).

After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMW

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4. The developer shall ensure that a suitably qualified archaeological contractor is present during the ground works in the extension area so that an archaeological watching brief can be conducted. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR
Email: neil.bayliss@heneb.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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5. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority:
- Schedule of external and internal materials and finishes;
 - Scaled detail drawings of all wall, roof and staircase junctions between new and old;
 - Full details including mixes, aggregate type and size, and a sample panel(s) of proposed render and internal plaster to be used;
 - Full details including mixes, aggregate type and size, and a sample panel(s) of proposed mortar to be used for pointing and rebedding works;
 - Schedule of condition for all existing doors and windows, with numbered photographs relating to an annotated set of plans, which should clearly demonstrate the condition of existing windows and doors and identify any for replacement;
 - Scaled joinery details for all new or replacement doors and windows;
 - Full details and associated drawings to detail any thermal and energy performance upgrades to the building.

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

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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3. To allow an adequate analytical record of the building to be made, before conversion, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development having regard to Policies DM1 and SP15 of the Wrexham Local Development Plan.
5. To ensure the works reflect the character and appearance of the building in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan.

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](#)