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 & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received**	13/02/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

MILL HOUSE, MARCHWIEL, WREXHAM, LL13 0SS

Description of application

CHANGE OF USE FROM BUSINESS USE (CLASS B1) TO SINGLE DWELLING HOUSE (CLASS C3) INTERNAL AND EXTERNAL REFURBISHMENT WORKS, TWO STOREY EXTENSION TO THE WEST ELEVATION, BASEMENT EXTENSION TO THE NORTH AND ERECTION OF REPLACEMENT OUTBUILDING

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

EC12	Development and flood risk
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits

Revision	Date	Description of Decision
0	15/10/2020	Planning permission issued
1	09/08/2021	Discharge of conditions 4, 5, 6, 8, 9, 10 and 11
2	27/10/2021	Discharge of conditions 7 and 12

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

Condition(s)

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. 1:50 Bat Roost Plans and Elevations, 3D Site Views Rev P05, 1:200 Proposed Site Layout Plan, 1:1250 Proposed Location Plan Rev P05, 1:10 Window Schedule Rev P04, 1:50 Outbuilding Plans and Elevations Rev P04, 1:50 Proposed Elevations Rev P04, 1:50 Proposed Plans Rev P04, 1:10 Detail Drawings, 1:50 Demolition Plans and Repairs Rev P02, Bat Mitigation Strategy Rev B - October 2020
3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Mitigation Strategy Rev B as carried out by Lawray Architects and dated October 2020 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development
4. Prior to commencement of development, the name and contact details of a suitably qualified Ecological Clerk of Works shall be submitted to and approved in writing by the Local Planning Authority.

App Ref: P/2021/0437 **Details approved:** Document titled 'Discharge of Planning Conditions 4, 5 and 6', dated April 2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

5. Prior to commencement of development, a long term monitoring and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

App Ref: P/2021/0437 **Details approved:** Document titled 'Discharge of Planning Conditions 4, 5 and 6', dated April 2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

6. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

App Ref: P/2021/0437 **Details approved:** Document titled 'Discharge of Planning Conditions 4, 5 and 6', dated April 2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

7. Prior to commencement of any work on the dwelling house, the stand alone bat house shall be fully constructed, completed and usable as an alternative roosting space. An Inspection/Audit Report shall be carried out by a licensed ecologist and which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

App Ref: P/2021/0944 **Details approved:** Version 2 – Audit/inspection Report for Mitigation Stand-Along Bat House at Mill Cottage dated October 2021 **Approved by:** Wrexham County Borough Council **Date:** 27/10/2021

8. No development, with the potential to impact on invasive species, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation.

App Ref: P/2021/0437 **Details approved:** Document titled 'Biosecurity Risk Assessment' dated April 2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

9. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
f) Method for protecting retained trees during demolition works;

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

g) Details of all proposed tree works, including felling and pruning.

App Ref: P/2021/0437 **Details approved:** Document titled 'Arboricultural Appraisal' dated 15/03/2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

10. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

App Ref: P/2021/0437 **Details approved:** Document titled 'Arboricultural Appraisal' dated 15/03/2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021

11. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

App Ref: P/2021/0437 **Details approved:** Document titled 'WSI for Archaeology Watching Brief dated April 2021 **Approved by:** Wrexham County Borough Council **Date:** 09/08/2021
*Please note the condition is part discharged only. The condition will be fully discharged when the archaeologist has completed works on-site and written and submitted the required report for approval by the Local Planning Authority.

12. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

App Ref: P/2021/0944 **Details approved:** Meeting Notes 1, Meeting Date 16/09/2021 **Approved by:** Wrexham County Borough Council **Date:** 27/10/2021

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

13. Prior to their use on the development samples of all external facing materials shall be 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.
14. Prior to their use on the development sample(s) of all external hard surfacing materials shall be 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.
15. Prior to commencement of the relevant part of works, the name and contact details of a suitably qualified specialist shall be submitted to and approved in writing by the LPA. Upon appointment of the specialist, a fully specified schedule of works shall be prepared for the repair of the existing cast iron windows and submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
16. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
17. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
18. Prior to commencement of the relevant part of works, samples of all new or replacement floor finishes shall be submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the approved details.
19. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
20. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.
21. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To protect named bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. To protect bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. To protect bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To protect bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To protect bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To secure measures to control the spread and effective management of any invasive non-native species at the site.
9. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
11. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
12. To protect the integrity of the Listed Building in accordance with Policy EC9 of the Wrexham Unitary Development Plan.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

15. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

16. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
18. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
20. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
21. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

The scheme of arboricultural supervision required in connection with condition no. @@ above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

Applicant	MR & MRS BOREHAM CREIGHTON	**Code Number**	MAR P/2020/0106
Agent	LAWRAY ARCHITECTS MR DAVID HUGHES THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	**Date Received** **Decision Date**	13/02/2020 15/10/2020

Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm