

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 Hanmer

Reference P/2024/1527

Agent Mr Gwyn Humphreys
Mercian House, 9
Darwin Court, Oxon
Business Park,
Shrewsbury, United
Kingdom, SY3 5AL

Date Received 22/10/2024

Decision Date 28/01/2025

Town and Country Planning Act, 1990

Location of Application

TOP HOUSE FARM, BIG AROWRY, HANMER, WHITCHURCH, SY13 3EJ

Description of Application

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CONVERSION OF AGRICULTURAL BUILDING TO 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

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

H7 - Housing in the Countryside

H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP15 - Historic and Cultural Environment

SP19 - Green Infrastructure

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SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	28/01/2025	Planning permission issued

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 no: 75171/GH/103 dated 2024/10/18;
 - Drawing no: 75171/GH/001 dated 2024/10/18;
 - Drawing no: 75171/GH/003 dated 2024/10/18;
 - Drawing no: 75171/GH/102 dated 2024/10/18;
 - Drawing no: 75171/GH/005 dated 2024/10/18;
 - Drawing no: 75171/GH/004 Revision A;
 - Preliminary Ecological Appraisal dated 01/10/2024;
 - Planning Statement dated October 2024;
 - Structural Survey by Plumb Stone Surveyors;
 - Green Infrastructure Statement dated October 2024;
 - Foul Drainage Specification & Percolation Testing report dated January 2025.
3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Biodiversity Enhancement Plan (Drawing Ref: 75171/GH/004 Revision A) 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 commence until a Great Crested Newt Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Method Statement should include, but not necessarily be limited to: the submission of details and plans concerning GCN reasonable avoidance and mitigation measures. The development shall thereafter be carried out in accordance with the approved measures.
5. Prior to first use of the development the site shall be laid out in strict accordance with highway layout plan(s) 75171/GH/005.
6. 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.
7. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 26 metres to the north-east and 2.4 metres x 120 metres 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. 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.
9. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority.

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10. The existing access as shown on the approved plan no. 75171/GH/005 shall be permanently closed up prior to first use of any part of the development in accordance with a specification of works which has been submitted to and approved in writing by the Local Planning Authority.
11. Having specific regard to bats and breeding birds, the development shall be carried out in strict accordance with the recommendations contained within Section 6 of the Preliminary Ecological Appraisal dated 01/10/2024.
12. Notwithstanding the submitted details, prior to the commencement of development a comprehensive schedule of all external materials and finishes shall be submitted to and approved by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

It should be noted that rainwater goods should be zinc or unpainted aluminium, and if slate proves to be unsuitable for the existing roof structure, insulated profiled cladding should be considered as an alternative.
13. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C, D and E 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 extensions to the dwelling[s] shall take place and no outbuildings or other structures erected.

Reason(s)

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

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2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
5. In the interests of highway safety, having regard to Policy DM1 (vi) of the Wrexham Local Development Plan.
6. 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.
7. 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.
8. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. In the interests of highway safety, having regard to Policy DM1 (vi) of the Wrexham Local Development Plan.
10. In the interests of highway safety, having regard to Policy DM1 (vi) of the Wrexham Local Development Plan.
11. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy DM1 of the Wrexham Local Development Plan.

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13. In the interests of the visual amenity of the surrounding countryside and the setting and historic character of nearby heritage assets, having regard to Policies SP15 and DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

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.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority for any new verge crossing. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

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](#)