

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 EMYR HUGHES

Reference P/2023/0724

Agent MR RICHARD
BROUGHTON
COED TEG FARM
NANT Y GLYN ROAD
COLWYN BAY
CONWY LL29 6AB

Date Received 06/10/2023

Decision Date 29/01/2025

Town and Country Planning Act, 1990

Location of Application

ERBISTOCK VILLAGE HALL ERBISTOCK WREXHAM LL13 0DW

Description of Application

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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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 - Location of Development

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

DM1 – Development Management Considerations

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

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	29/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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):

Proposed Site Plan DG6 - 1:500
Proposed Floor Plans DG3 - 1:50
Proposed Elevations DG4 - 1:100
Structural Appraisal 29/09/2023
Green Infrastructure Statement (Received on 2nd April 2024)
Foul Drainage Assessment 10/06/2024
3. This permission relates to the conversion of the village hall indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works of demolition, reconstruction, construction or alteration affecting the external appearance of the buildings, except where such works are indicated on the approved plans or are otherwise first approved in writing by the Local Planning Authority.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
5. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-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 shall take place to the dwelling.

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6. The glazed panel serving the lounge in the north west elevation and the 2 no windows in the north east elevation and as labelled on the approved 1:50 Proposed Floor Plan shall be obscure glazed and thereafter retained for the lifetime of the development.
7. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Activity Survey dated 20th December 2024 and the Bat/Bird Mitigation Report dated 10th December 2024 both prepared by Clwydian Ecology. The mitigation and compensation measures as set out in these documents shall be fully implemented prior to first use of the development.
8. The vehicular parking and turning facilities as shown in the Proposed Site Plan DG6 shall be fully laid out, surfaced and drained prior to first use of the development, and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.
9. 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 fences, gates or walls shall be erected, constructed or placed across the access within 5 metres of the highway boundary.
10. 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.

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11. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record at Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP.
12. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as set out in the Green Infrastructure Statement, Bat Activity Survey dated 20th December 2024 and Bat/Bird Mitigation Report dated 10th December 2024 have been implemented in full. The relevant measures shall thereafter be maintained for the lifetime 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.
3. To define the permission and ensure compliance with applicable standards and guidelines.

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4. To ensure the works reflect the character and appearance of the building.
5. Due to the relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.
6. In the interest of safeguarding residential amenities of neighbouring occupiers.
7. In order to protect wildlife interests.
8. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
9. In the interests of highway safety.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
11. To secure a full photographic record of the original building(s) prior to alteration and conversion.
12. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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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.

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 accordance with Planning Policy Wales and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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

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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.

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](#)