

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 ROLEAM LTD

Reference P/2023/0672

Agent PAUL WHALE
STUDIO
Dunedin
Studio 83
Saint Martins Road
Gobowen
Oswestry
SY11 3NP

Date Received 19/09/2023

Decision Date 15/05/2025

Town and Country Planning Act, 1990

Location of Application

CHURCH OF ST DENIOLS CRABTREE GREEN EYTON RUABON WREXHAM
LL13 0YF

Description of Application

TRAWSNEWID CAPEL I MEWN I ANNEDD A FFURFIO MYNEDIAD I GERBYDAU

CONVERSION OF CHAPEL INTO DWELLING AND FORMATION OF VEHICULAR
ACCESS

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

National Policies and Technical Advice Notes (TAN):

TAN 5 : Nature Conservation and Planning

TAN 6 : Planning for Sustainable Rural Communities

Wrexham Local Development 2013 – 2028:

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

R7 - Loss of Local Services

SP14 - Natural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	15/05/2025	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):

Site Layout Plan 1:250 received on 15th November 2023
Block Plan 1:100 received on 15th November 2023
Boundary Railing and Wall Detailing to East Elevation received on 6th November 2023
Proposed Plans Scale 1:50 1210/418.02
Bat/Bird Conservation Plan & Landscaping Reference 022024/BCP/TB as prepared by Stephen Cutmore
3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat/Bird Conservation Plan & Landscaping document (Reference 022024/BCP/TB) as prepared by Stephen Cutmore. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown in the Bat/Bird Conservation Plan & Landscaping Document (Reference 022024/BCP/TB) as prepared by Stephen Cutmore] have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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5. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
6. 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 further development shall take place other than the development hereby granted permission.
7. The Waste Water Treatment Plant as shown in the details submitted on 24th April 2024 shall be installed before the first occupation of the dwelling and thereafter maintained in accordance with the specifics of the exemption certificate issued by Natural Resources Wales.
8. The boundary wall to be erected at the front of the property shall re-use the materials from the existing front boundary wall, which is to be removed.
9. Prior to first use of the development the site shall be laid out in strict accordance with the block plan received on 15th November 2023 (Scale 1:100).
10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the south and 2.4 metres x 33 metres 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 of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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11. 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.
12. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
13. 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.

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. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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6. In order to ensure a satisfactory form of development in the interests of visual and residential amenity in accordance with LDP policies DM1 and H9.
7. To prevent pollution of the water environment in accordance with policy DM1 of the Wrexham Local Development Plan.
8. In the interests of sustainability through the re-use of materials and to ensure a satisfactory appearance of the development in accordance with policy DM1 of the Wrexham Local Development Plan.
9. In the interests of highway safety.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway.
11. To ensure no deleterious material is carried onto the highway, in the interests of highway safety.
12. In the interests of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
13. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

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.

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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.

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.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to construct the new access and form the grass verge within the existing highway. 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](#)