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 Hanmer

Reference P/2025/0096

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

Date Received 03/02/2025

Decision Date 23/07/2025

Town and Country Planning Act, 1990

Location of Application

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

Description of Application

TRAWSNEWID ADEILAD AMAETHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
EC9 - Listed Buildings of Special Architectural or Historic Interest
GDP 1- Development Objectives
H3 - Conversion of Buildings Outside Settlement Limits
PS1 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	23/07/2025	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:
* HAN001/PL/007 Rev A,
* HAN001 / PL / 006,
* HAN001 / PL / 008,
* Plumb Stone Surveyors Structural Survey, Pages 1 – 12, Dated 16.06.2021,
* Preliminary Ecological Appraisal, Arbor Vitae Top House Farm, Building 2, by Phillipa Stirling, Dated 08/08/2024.

3. The planting scheme and measures to deliver net benefit for biodiversity (NBB) shown on plan reference HAN001 / PL / 008 shall be implemented in full within 6 months of first occupation of the development. The measures shall thereafter be maintained for the lifetime of the development.

4. Prior to first use of the development the site shall be laid out in strict accordance with highway layout plan HAN001/PL/007 Rev A.

5. 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.

6. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 33 metres to the north-east and 2.4 metres x 25 metres to the west 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.

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7. 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.

8. 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.

9. 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.

10. No development shall take place until a scheme for the drainage of foul water has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first use/occupation of the development.

11. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The joinery and colour of the painted finish shall not thereafter be changed except on a like for like basis.

Reason(s)

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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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. In the interests of highway safety, having regard to Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. In the interests of highway safety, having regard to Policy GDP1 of the Wrexham Unitary Development Plan.

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

9. 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 EC9 and GDP1 of the Wrexham Unitary Development Plan.

10. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

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.

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.

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

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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 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.

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.

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