

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 MRS G ALLWOOD-
REID

Reference P/2024/0017

Agent MR TOM SMITH D2
ARCHITECTS
Soughton house
2 Nicholas Street
Mews
Chester
CH1 1XS

Date Received 13/11/2023

Decision Date 16/07/2024

Town and Country Planning Act, 1990

Location of Application

STABLE COTTAGE HILL FARM STATION ROAD OVERTON WREXHAM LL13 0LJ

Description of Application

TRAWSNEWID STABL YN LLETY ATEGOL, YN CYNNWYS PORTSH FFRYNT /
CONVERSION OF A STABLE INTO ANCILLARY ACCOMODATION INCLUDING
PORCH TO FRONT

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

Future Wales – The National Plan 2024

Planning Policy Wales Edition 12 (2024)

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

SP14 - Natural Environment

DM1 – Development Management Considerations

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	16/07/2024	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 approved drawing(s) numbered 6303 PL03 Rev X, 6303 EX01 Rev X, 6303 PL02 Rev X, and as contained within the email dated 9th July 2024 and application documentation.
3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Stable Cottage, Hill Farm, Station Road, Overton.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Protected Species Survey as carried out by Clwydian Ecology and dated 12th January 2024 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A-E of Schedule 2 Part 1, other than the development hereby granted permission. R Due to the location of the application site outside settlement limits, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policy DM1 of the Wrexham Local Development Plan.

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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 ensure that the development does not have an adverse affect on the River Dee and Bala SAC through any resulting increase in phosphates that are likely to arise from the use of the development by additional people other than those connected to the main dwelling.
- 4 To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
- 5 Due to the location of the application site outside settlement limits, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority 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

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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.

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

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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.

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](#)