

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 JAMIE CROMPTON	Reference	P/2024/0183
Agent	POINT PLANNING MR ADAM PIERPOINT POINT PLANNING LOWER CRAIGNANT FARM SELATYN OSWESTRY SY10 7NP	Date Received	01/03/2024
		Decision Date	23/09/2024

Town and Country Planning Act, 1990

Location of Application

GWERN Y PALE DOLYWERN PONTFADOG LLANGOLLEN LL20 7AG

Description of Application

ESTYNIAD DEULAWR I OCHR A GEFN YR EIDDO AC ADEILADU GAREJ AR WAHAN
TWO STOREY SIDE AND REAR EXTENSION AND ERECTION OF DETACHED GARAGE

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 20 : Planning and the Welsh Language

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE5 - Special Landscape Areas

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP19 - Green Infrastructure

SP2 - Location of Development

WL1 - Welsh Language and the Social and Cultural Fabric of Communities

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Reference P/2024/0183

Agent POINT PLANNING MR
ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM SELATYN
OSWESTRY SY10
7NP

Date Received 01/03/2024

Decision Date 23/09/2024

Revision	Date	Description of Decision
0	23/09/2024	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 WD.10 Revision E;
 - Drawing WD.11 Revision E;
 - Drawing WD.12 Revision E;
 - Drawing WD.30 Revision E;
 - Drawing WD.100 Revision E;
 - Drawing WD.101 Revision E;
 - Drawing WD.102 Revision E;
 - Drawing WD.300 Revision E;
 - Drawing WD.301 Revision E;
 - Drawing WD.01 Revision F;
 - Drawing WD.90 Revision E;
 - Drawing WD.02 Revision F;
 - Drawing WD.91 Revision G;
 - Drawing WD.92 Revision G;
 - Preliminary Ecological Appraisal by Arbor Vitae dated 06/12/2023;
 - Phase 2 Bat Activity Survey by Arbor Vitae dated 04/09/2024.

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3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Drawing WD.91 Revision G have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. Prior to first use of the development on-site facilities for a minimum of two bicycles shall be provided and shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of bicycles.
5. 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 and no structures within the curtilage of the dwelling shall take place other than those approved as part of this permission.
6. No external illumination within the site shall take place other than as outlined in Appendix 2 of the Phase 2 Bat Activity Survey by Arbor Vitae dated 04/09/2024.
7. The development shall be carried out in strict accordance with the mitigation and enhancement measures contained within the Preliminary Ecological Appraisal by Arbor Vitae dated 06/12/2023 and the Phase 2 Bat Activity Survey by Arbor Vitae dated 04/09/2024. Non-breathable bitumen roofing membrane shall be used within the development as described within the Mitigation and Enhancement Measures in the Phase 2 Bat Activity Survey.

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 To assist occupiers/users of the development to make sustainable transport choices in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 5 To ensure that the character of the Special Landscape Area is preserved having regard to policies DM1 and NE5 of the Wrexham Local Development Plan.
- 6 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 7 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 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.

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.

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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 handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

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](#)