



Planning Dept,
Wrexham County Borough Council
Lord Street
Wrexham
LL11 1LG

15 November 2023

Dear Sir / Madam,

**PROPOSED CONVERSION OF BARN TO ONE DWELLING AT MOUNT PLEASANT FARM, PLASSY
LANE, WILLINGTON, MALPAS, SY14 7LT.**

Planning Portal Ref PP- 12339940

SUPPORTING STATEMENT.

BACKGROUND.

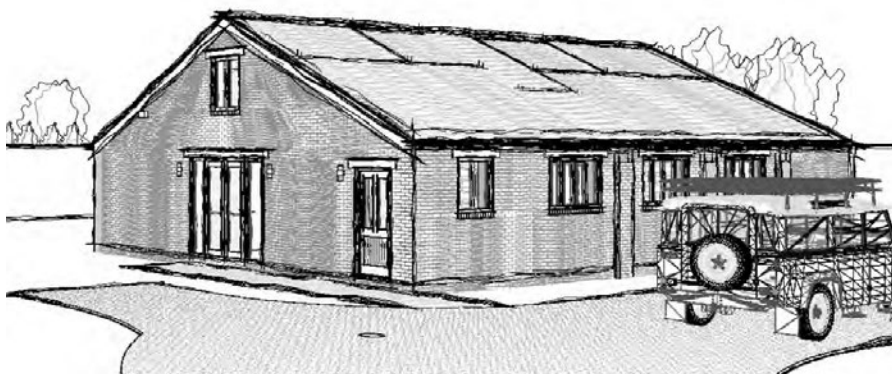
The barn is a simple oblong barn with solid brick walls and an asbestos roof. The barn is used partly for domestic storage and partly for the hobby farming activities of the applicants at Mount Pleasant. The property itself has 30 acres and has a range of existing outbuildings. The other outbuildings are steel frame mainly open fronted and used for storage and parking vehicles.

The local area is very traditional in character, made up of a combination of farm houses, detached houses, and other agricultural buildings, mainly modern farm buildings to suit modern farming methods.

PROPOSAL.

The barn's main use as part of the hobby farm is for housing a few chickens and sheep; however, the applicants are now winding down the hobby farming side, together with the window installation company. The existing house at Mount Pleasant is a large 3-storey property, which is now too large for the applicant's; hence the proposal for a modest barn conversion.

The barn's appearance is to remain as existing with minimal change proposed to the structure.



SIMILAR APPROVALS.

It is noted that two nearby barns of near identical appearance and structure were granted planning approval for conversion and have subsequently been converted very successfully. These are the barns at Charity Farm, Houghton Lane, Bangor on Dee, Wrexham. LL13 0BW, your ref P/2017/0709 & Buck Farm, Whitchurch Road, Malpas, SY14 7LX, your ref P/2007/0534

PLANNING POLICY.

The main planning policies are:

H3 Residential conversion of buildings outside settlement limits

T8 Parking.

Local Planning Guidance Note 3 Converting Rural Buildings

Works Required for Conversion.

In line with planning policy the barn can be converted within the existing footprint without the need to extend; however, the roof space will be used to. Following the policy means the structure will not be detrimentally affected by the conversion proposed.

No new window openings are proposed as the existing openings can be utilized and this will produce an adequate amount of natural light for the occupants creating a comfortable home.

The building is structurally sound and a structural report is attached to confirm this.

Alternative Use

Generally small agricultural farm buildings are not suitable for industrial use as traditional buildings of this nature are often at odds with the requirements of modern commercial occupiers. Prospective occupiers both industrial and commercial require clean large open floor areas and as far as industrial operators are concerned these must be on a single level save the introduction of a minor mezzanine for light storage; importantly good eaves height is required for industrial properties, this needs to be around 4.5 metre high, which is not feasible when trying to use existing openings. To form new openings to take roller shutter doors and then installed one; then this will be completely out of character with the building.

Another requirement is easy access to main roads and to public transport for workforce. The proximity of buildings to nearby houses would cause conflict between the industrial and residential use even if demand could be proved. A small building only really appeals to a small business so for a small business the conversion costs make the project unviable. The rural location of the building is unsuitable for industrial use, the higher volume of traffic that an industrial use would entail and this often cause conflict with nearby residential properties. The remote location of the building also has implications in respect of security, the lack of neighbours reduces the level of natural surveillance and this often results in occupiers installing high wattage security lighting that are out of context with the rural landscape. Occupiers also prefer purpose-built business parks as they provide secure facilities often with entrance barrier and available outside storage with secure compound. In rural locations outside storage can have a detrimental impact.

There is little demand for office use in this area. Whilst most prefer to be part of a large commercial site such as an industrial site or larger development. On very rare occasion some tenants are attracted to rural location when there is good access roads and links to public transport; which site does not have. Demand has been reduced further from Covid 19 and improved technology making home working much more favourable. Finally, the cost of a commercial conversions is also a factor.

All-in-all the chances of find a company willing to take on such a building and willing to invest in the conversion, who also have low traffic movements is pretty remote, especially given the change in commercial environment since Covid 19.

Curtilage

The new dwelling and its curtilage will not constitute an undesirable intrusion into the landscape the barns as mentioned are not suitable for agricultural use nor for commercial use which would require significant unsympathetic alteration. The resulting dwelling will enjoy a high level of residential amenity and there will be no conflict with the surrounding activities.

The proposal satisfies the guidance in planning policy Wales and the policies principally policies GDP one and H3 of the Wrexham unitary development plan as well as the guidance in Local Planning Guidance Note 3 Converting Rural Buildings

Sustainability

The proposal is environmentally, socially, and economically sustainable. The barn conversion makes best use of natural light and ventilation and modern insulation will ensure the lowest use of heating fuels. Low usage electricity and water appliances will be installed wherever practical. The fact the building is being reused save greatly in materials and other building materials will be salvage and reused wherever possible, such as where possible old masonry and concrete crushed and used for hardcore. All new materials will be acquired locally from sustainable managed sources. No pollution will be created and no habitat will be destroyed by the works.

Design Issues.

The building will be converted with very little alteration. The roof will be covered with natural slates. To screen between the existing property of Mount Pleasant and the proposed barn conversion the building being partly demolished will have it is one wall retained as both a boundary wall and a screen wall. The proposal will have no first-floor window facing directly towards Mount Pleasant which in itself restricts overlooking. The site will be divided so the outbuilding stay with the proposed barn conversion and the ground to the North will stay with Mount Pleasant.

Ecology

A habitat and protected species survey has been carried out by a qualified ecologist and their report is submitted as part of the planning application. No protected or habitat species will be affected by the works.

Lighting.

Details attached and specified on proposed drawings.

BAT Box.

Details on proposed drawings.

Community Safety.

None of the proposed works nor the ongoing residential use will have any impact on community safety

Access.

There is an existing access and this will be utilised; it has good visibility splays and is of an adequate width.

Design Issues.

Details of the treatment plant are attached and the treatment plant will have the Phosphate removal feature.

Conclusion.

The proposal satisfies both national and local planning policy.

The conversion and the ongoing residential use are sustainable.

The barn being converted is structurally sound.

The conversion scheme respects the architectural merits of the building.

The converted barn will offer a high level of residential amenity

None of the nearest residential premises will be affected by the proposal.

No pollution or flooding will be caused

No habitat or protected species will be harmed.

There will be no adverse effect on the community safety.

I hope that this clarifies matters and enables you to look positively on this application, however, if the planning officer requires any further information or assistance, please do not hesitate to contact me.

Yours sincerely,

Gary Chesters BSc MRICS

CSN Stores.co.uk Part of

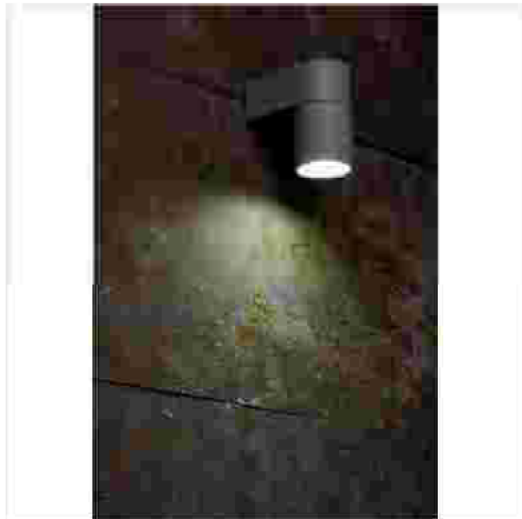
FARO - NUPO ONE LIGHT ONE LIGHT OUTDOOR WALL LAMP IN GREY

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Pictured in Dark Grey
Mouse Over Main Image to Zoom In

FREE DELIVERY!**Faro Nupo One Light One Light Outdoor Wall Lamp in Grey**

SKU #: FZX2083

This product has no reviews - [Write A Review](#)[Like](#)

List Price: **£48.54**
 You Save: **£10.16 (21%)**
Sale Price: £38.35
 Shipping: **Free**

Total Price: £38.351. 2. Qty:

Share: ...

10+ in Stock

Dispatched within 3 business days

[Delivery Time Estimate](#)

Ships Parcel Post

[View Details & Dimensions](#)

Overview	Dimensions & Weights	Manufacturer Details	Shipping Info	Reviews
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Features:

- Wall lamp
- Available in dark grey, black or white colour
- Aluminum construction
- Suitable for mounting on flammable surfaces
- Low energy light bulb
- Class I protection

Specifications:

- Accommodates: 1 x GU10 11W bulb (not included)
- IP54 rating
- Overall dimensions: 11 cm H x 6 cm W x 11 cm D

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- [View more : Outdoor Lights](#)

FOR YOUR REFERENCE

OUR SKU # FZX2083

This item is also sometimes listed under the following manufacturer numbers:
 70809, 70810

Related Items

NEW!
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Faro Gruta One Light Outdoor Wall Lamp in Dark Grey
£82.58



NEW!
FREE DELIVERY!
Faro Piston Two Light Outdoor Wall Lamp in Dark Grey
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Faro Nupo One Light One Light Outdoor Wall Lamp in Dark Grey
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NEW!
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£62.57

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MANHATTAN BRUSHED STAINLESS STEEL LED OUTDOOR DOWN WALL LIGHT 330LM 4.8W (5305P)



[View reviews \(2\)](#) [View all Q&A](#)

Exterior LED wall light constructed from stainless steel with a brushed finish. Integrated LEDs for increased energy efficiency and high light output.

- IP44
- Non-Dimmable
- Stainless Steel & Glass
- Fixed
- Up to 20,000 Hours Life
- Max. 4.8W
- 1 Year Guarantee
- Model No:
- Contemporary Design



LAP BRUSHED CHROME OUTDOOR LED WALL LIGHT 5.3W

Stainless steel construction.

- IP44
- Non-Dimmable
- Fixed
- Max. Wattage: 5.3W

Domestic

9 Inhabitants | 1,350 l/d up to
18 Inhabitants | 2,700 l/d



Topseller



Premium

Commercial

180 Inhabitants | 7,500 l/d



KLcontrol.M



System	one2clean	one2clean plus	System	Klaro E Professional / Klaro L
Example applications	single houses, small communities		Example applications	communities and commercial projects
Page	10	10	Page	16
System conformity	EN 12566-3	EN 12566-3	System conformity	EN 12566-3
Purifying technology	fully biological SBR lifting technology	fully biological SBR lifting technology	Purifying technology	fully biological SBR lifting technology
One-tank systems available up to	9 Inhabitants 1,350 l/d	9 Inhabitants 1,350 l/d	One-tank systems available up to	on request
Multitank systems available up to	18 Inhabitants 2,700 l/d	18 Inhabitants 2,700 l/d	Multitank systems available up to	180 Inhabitants 7,500 l/d
Maintenance Interval	1 – 2 per year	1 – 2 per year	Maintenance Interval	1 – 2 per year
Warranty for underground tank	10 years	10 years	Warranty for underground tank	10 years
Warranty for purifying technology	2 years	2 years	Warranty for purifying technology	2 years
Control			Control	
Holiday / economy mode (underload detection)	—	●	Holiday / economy mode (underload detection)	●
+R Remote transmission controlled by GSM or LAN	—	○	+R Remote transmission controlled by GSM or LAN	○
+P Phosphate removal	—	○	+P Phosphate removal	○
+C Carbon Infeed	—	○	+C Carbon Infeed	○
+H Hygiene package (Disinfection)	—	○	+H Hygiene package (Disinfection)	○
+D Removal of nitrogen	●	●	+D Removal of nitrogen	○
+B Buffer pump for short-term peak loads	—	—	+B Buffer pump for short-term peak loads	○
+O Outlet with clear water pump	—	○	+O Outlet with clear water pump	○
Control power failure recognition	—	●	Control power failure recognition	●
Temperature sensor to protect against overheating	—	●	Temperature sensor to protect against overheating	●
Logbook function	●	●	Logbook function	●
USB-Slot for display size and logging	—	●	USB-Slot for display size and logging	●
External control cabinet for installing control unit outdoors	○	○	External control cabinet for installing control unit outdoors	○
Annual power consumption	188 kWh (5 Inhabitants 750 l/d)	358 kWh (5 Inhabitants 750 l/d)	Annual power consumption	349 kWh (8 Inhabitants 1,200 l/h)

● Standard equipment ○ Available as options — not available

Parameter	Cleaning performance for one2clean	Cleaning performance for one2clean plus	Cleaning performance for Klaro E Professional	
COD (chemical oxygen demand)	94.2 %	94.2 %	93.1 %	47 mg/l
BOD ₅ (biochemical oxygen demand)	98.0 %	98.0 %	96.9 %	10 mg/l
SS (suspended solids)	96.3 %	96.3 %	96.9 %	11 mg/l
NH ₄ -N	98.3 %	98.3 %	74.7 %	11 mg/l
N _{total}	87.0 %	87.0 %	69.9 %	21 mg/l
P _{total} (mIt +P Modul)	—	95.1 %	94.5 %	0.4 mg/l
eColl _{HI} (mIt +H Modul)	—	99.9 %	99.9 %	—

Results of practical testing undertaken by the Prüfinstitut für Abwassertechnik
(Testing Institute for Wastewater Technology), Aachen



PP-cabinet for small
wastewater treatment system

GRAF TV
www.graf.info/v223

one2clean / one2clean plus

One-tank and two-tank systems



10
years
warranty
on wastewater tanks

2
years
warranty
on technology



One-tank system one2clean / one2clean plus

Q Webcode G5104

Q Webcode G5113

Inhabitants [max.]	Max. daily flow [l/d]	Max. organic load [kg BOD ₅ /d]	Total volume [l]	Volume [l]	Length* [mm]	Width* [mm]	Height [mm]	Weight [kg]
1-3	450	0.18	2,700	2,700	2080	1556	1690	120
4-5	750	0.3	3,750	3,750	2280	1755	1880	150
6-7	1,050	0.42	4,800	4,800	2280	1985	2110	185
8-9	1,350	0.54	6,500	6,500	2390	2190	2390	220

Scope of supply: Carat S underground tank, tank dome, telescopic dome shaft 600, one2clean system pack for one-tank system (» page 74 – the GRAF modular system). Please order the air hoses separately (» page 29). * Total measurement

Two-tank system one2clean / one2clean plus

Q Webcode G5105

Q Webcode G5114

Inhabitants [max.]	Max. daily flow [l/d]	Max. organic load [kg BOD ₅ /d]	Total volume [l]	Volume [l]	Length* [mm]	Width* [mm]	Height [mm]	Weight [kg]
2-7	1,050	0.42	5,400	2 x 2,700	4760	1556	1690	240
8-10	1,500	0.6	7,500	2 x 3,750	5160	1755	1880	300
11-14	2,100	0.84	9,600	2 x 4,800	5160	1985	2110	370
15-18	2,700	1.08	13,000	2 x 6,500	5380	2190	2390	440

Scope of supply: Carat S underground tanks, tank domes, telescopic dome shafts 600, one2clean system pack for two-tank system (» page 74 – the GRAF modular system). Please order the air hoses separately (» page 29). * Total measurement

Technical data



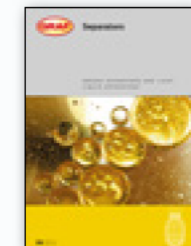
System	one2clean	one2clean plus
System conformity	EN 12566-3	EN 12566-3
Purifying technology	fully biological SBR lifting technology	fully biological SBR lifting technology
One-tank systems available up to	9 Inhabitants 1,350 l/d	9 Inhabitants 1,350 l/d
Two-tank systems available up to	18 Inhabitants 2,700 l/d	18 Inhabitants 2,700 l/d
Maintenance Interval	1 – 2 per year	1 – 2 per year
Warranty for underground tank	10 years	10 years
Warranty for purifying technology	2 years	2 years

Parameter				
COD (chemical oxygen demand)	94.2 %	43 mg/l	94.2 %	43 mg/l
BOD ₅ (biochemical oxygen demand)	98.0 %	7 mg/l	98.0 %	7 mg/l
SS (suspended solids)	96.3 %	14 mg/l	96.3 %	14 mg/l
NH ₄ -N	98.3 %	0.5 mg/l	98.3 %	0.5 mg/l
N _{total}	87.0 %	7.9 mg/l	87.0 %	7.9 mg/l
P _{total} (mIt + P Modul)	–	–	–	0.4 mg/l
eColl _H (mIt + H Modul)	–	–	–	–

Results of practical testing undertaken by the Prüfinstitut für Abwassertechnik (Testing Institute for Wastewater Technology), Aachen

Accessories:

» page 24



Separators
For more information about our separators, ask for our catalogue.

Additional modules

+D modules Included

+H Hygiene modules

+R Remote transmission modules

+P Phosphate removal module

+O Pump-operated outlet module

+C Carbon infed module

» page 24/25



Higher demands and space problems
70 Inhabitants | 10,500 l/d



Residential and commercial
1000 Inhabitants | 150,000 l/d



System	one2clean plus XXL
Example applications	for projects with higher demands on nutrients removal and space problems
Page	36/37
System conformity	EN 12566-3 / ATV A-122
Purifying technology	fully biological SBR lifting technology
Systems available up to	70 Inhabitants 10,500 l/d
Maintenance Interval	2 – 4 per year
Warranty for underground tank	10 years
Warranty for purifying technology	2 years

System	XL XXL Retrofitting
Example applications	for residential and commercial projects
Page	38 – 41
System conformity	ATV A-122
Purifying technology	fully biological SBR lifting technology
Systems available up to	1500 Inhabitants 225,000 l/d
Maintenance Interval	2 – 4 per year
Warranty for underground tank	10 years
Warranty for purifying technology	2 years

Control	
+D Removal of nitrogen	●
+P Phosphate removal	○
+C Carbon Infeed	○
+H Disinfection	○
+R Remote transmission controlled by GSM (CSD, GPRS as option) or LAN	○
Control power failure recognition	●
Temperature sensor to protect against overheating	●
Logbook function	●
USB-Slot for display size and logging	●
External control cabinet for installing control unit outdoors	○

Control	
+D Removal of nitrogen	○
+P Phosphate removal	○
+C Carbon Infeed	○
+H Disinfection	○
+R Remote transmission controlled by GSM (CSD, GPRS as option) or LAN	○
Control power failure recognition	●
Temperature sensor to protect against overheating	●
Logbook function	●
USB-Slot for display size and logging	●
External control cabinet for installing control unit outdoors	○

● Standard equipment ○ Available as options



10 years warranty
on wastewater tanks

2 years warranty
on technology

QUALITY
MADE IN GERMANY

Ideal for infiltration of
cleaned wastewater

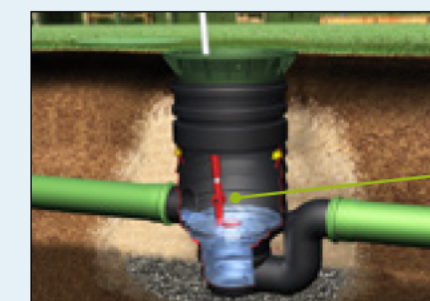
>> page 84

Technical data

System	one2clean plus XXL
System conformity	EN 12566-3 ≤ 50 PE / ATV A-122 > 50 PE
Purifying technology	fully biological SBR lifting technology
One-tank systems available up to	70 inhabitants 10,500 l/d
Maintenance interval	2 per year
Warranty for underground tank	10 years
Warranty for purifying technology	2 years



sizing form
www.graf.info



Sampling point External DN 400,
pedestrian

>> page 62

one2clean plus XXL system – fully prefitted in the Carat XXL underground tank

Q Webcode G5115

Inhabitants [max.]	Volume [litres]	Max. daily flow [l/d]	Max. organic load [kg BOD ₅ /d]	Required air hoses [quantity x Ø mm]	Length* [m]	Width* [m]	Order no.
24	16,000	3,600	1.44	2 x 19	4.66	2.50	106261
32	22,000	4,800	1.92	2 x 19	6.15	2.50	106262
45	32,000	6,750	2.7	2 x 19	8.53	2.50	106264
50	38,000	7,500	3.0	2 x 19	10.01	2.50	106265
60	44,000	9,000	3.6	4 x 19	11.50	2.50	106064
70	48,000	10,500	4.2	5 x 25	12.40	2.50	106359

Scope of supply: Carat XXL underground tank, tank domes maxl, telescopic dome shafts 600, factory pre-fitted technology and control cabinet for internal fitting. Air hoses are not included and must be ordered separately. *Total measurements



External plastic cabinet L
for 24–32 PE

>> page 30



External steel cabinet XL
for 45–70 PE

>> page 31

Sampling point, internal

For systems ≤ 60 PE

Order no. 107170



Sampling point External DN 400

For systems > 60 inhabitants

Order no. 107321 pedestrian

Order no. 107561 vehicle load



Covers

• Suitable for pedestrian or car loading

>> page 76/77



Filling granulat for External plastic cabinet L

Prevents soil moisture from rising into
the External plastic cabinet L. 1 bag
required for 24–32 inhabitants; 50 l bag

Order no. 107607



Additional modules

+D modules Included

+H Hygiene modules

+P Phosphate removal
module

+C Carbon infeed
module

+R Remote transmission
module

>> page 24/25