

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 NIGEL LLOYD	Code Number	ERB P/2018/0230
Agent	MR JOHN PUGH CHARTERED SURVEYOR BRYN COCH LLANFAIR DC RUTHIN LL15 2SH	Date Received	23/03/2018
		Decision Date	17/07/2018

Town and Country Planning Act, 1990

Location of application

OLD HALL FARM, ERBISTOCK, WREXHAM, LL13 0DD

Description of application

REMOVAL OF OLD HALL FARM TO GROUND LEVEL AND ERECTION OF NEW DWELLING AND DETACHED GARAGE ON LAND WEST OF OLD HALL FARM

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H10	Replacement dwellings in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	17/07/2018	Planning permission issued
1	21/03/2024	Discharge of conditions 6 and 11 approved p/2023/0517

Particulars of decision that permission be 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 395/01, 395/04 -

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ELEVATIONS, 394/04 - PLANS, 395/05 and 395/07 and as contained within the application documentation.

3. The existing dwelling known as Old Hall Farm shall be demolished within three months of the first occupation of the dwelling hereby approved and all arising materials shall be removed from the site.

4. No demolition of the dwelling known as Old Hall Farm house shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 3 building survey, has been secured and implemented, in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the local planning authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the local planning authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

5. No demolition of the dwelling known as Old Hall Farm shall take place until a demolition methodology has been submitted to and approved in writing by the local planning authority. The methodology shall fully detail the means of demolition and the machinery to be used as to minimise ground disturbance on, or immediately adjacent to, the nearby archaeological interests. No ground excavation below the floor level of the existing house, or any of the outbuildings and surrounding ground, should occur during the demolition process.

6. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved : 21/03/2024 Reference Number: P/2023/0517

By: Wrexham County Borough Council

Approved Details: Samples of Facing and Roofing Materials

7. The development shall be carried out in strict accordance with the approved Arboricultural Impact Assessment ref no 6936:001. No development or other operations shall take place except in strict accordance with the reports as approved.

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8. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

9. The existing trees, shrubs and hedges shown on drawing No AIA. D6936.002 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

10. No development shall commence, including any demolition of the existing dwelling until a comprehensive scheme of reasonable avoidance measures in respect of great crested newts has been submitted to an approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the scheme as may be approved.

11. Within 3 months of the first occupation of the dwelling hereby approved, a scheme of boundary treatments along with a timescale for their implementation shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with those details as may be approved.

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Approved Details: Boundary Treatment Scheme

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. The dwelling has been approved in the location specified for exceptional reasons as a replacement dwelling. To allow the retention of the existing dwelling would result in a scheme which does not accord with local and national planning policy.
4. To allow an adequate analytical record of the buildings to be made, before they are demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.

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5. To ensure that the nearby heritage assets are protected during the course of the works and to ensure that they are preserved.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
9. To ensure the amenity afforded by the trees is continued into the future.
10. In order to ensure that the development is carried out in a manner that preserves the population of species which are afforded statutory protection.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

The applicant is advised that the ongoing assessment of heritage assets within the application site and other land within the applicant's control may necessitate the submission of further applications for approval of works (including demolition).

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the

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Housing and Public Protection Department of the Council on 01978 315733 for further guidance.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm