

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 SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

Town and Country Planning Act, 1990

Location of application

BROAD OAK FARM, LLYNDIR LANE, ROSSETT, WREXHAM, LL12 0AU

Description of application

CHANGE OF USE AND CONVERSION OF BARNs TO 10 NO. RESIDENTIAL UNITS INCLUDING DEMOLITION, NEW BUILD PARKING BARNs, ACCESS AND PARKING ARRANGEMENTS

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

EC1	Green Barriers
EC12	Development and flood risk
EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
T8	Parking

Revision	Date	Description of Decision
0	18/07/2019	PLANNING PERMISSION ISSUED
1	30/11/2023	P/2023/0695 - DISCHARGE OF CONDITIONS 18 AND 19 (ECOLOGY) OF PLANNING PERMISSION P/2018/0888

Particulars of decision that permission be GRANTED
Subject to the following:-

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-
 1:250 Proposed Access Arrangement/Improvements (Dwg No. VN70889-SK03 Rev A),
 1:500 Swept Path Analysis (Dwg No. VN70889-TR100 Rev A) (dated 04/02/2019)
 1:200 Proposed Site Layout (Dwg No. L04 P6)
 1:100 Proposed Floor Plans & Elevations Units 9 & 10 (Dwg No. L08.06 P2),
 1:100 Proposed Elevations Sheet 1 Units 1 - 8 (Dwg No. L08.04 P2),
 1:100 Proposed Elevations Sheet 2 Units 1 - 8 (Dwg No. L08.05 P2),
 1:100 Proposed Ground Floor Units 1 - 8 (Dwg No. L08.01 P2),
 1:100 Proposed First Floor Units 1 - 8 (Dwg No. L08.02 P1),
 1:100 Proposed Second Floor Units 1 - 8 (Dwg No. L08.03 P2),
 1:100 Typical Parking Barn - 4 Space (Dwg No. L09.01 P1),
 1:200 Landscaping Framework (Dwg No. L10 P2)
 1:100 Proposed Bat Mitigation (Dwg No. L11 P2)
- Prior to their use on the development, samples of all external facing and roofing materials for use on the existing barns and proposed parking barns, 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.
- Prior to their installation on each dwelling, drawings to a scale of 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.
- The first floor windows serving the en-suites in Units 5 and 6 as shown on approved plan Dwg No. L08.02 P1, shall be obscurely glazed and thereafter retained for the lifetime of the development.
- All new and any replacement rainwater goods shall be cast iron and finished in black.

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

7. Notwithstanding the approved Landscaping Framework (Dwg No. L10 P2), prior to commencement of development, full details of a hard and soft landscaping scheme, to include bin storage, the removal of hard standing at the rear of the site, native planting as well as type, positions, materials and design of all boundary treatments, together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

9. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and demonstrating compliance with the Statutory SuDS Standards for Wales. The results of the assessment shall be submitted in writing to the Local Planning Authority. The submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

10. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

11. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

12. The existing northern most vehicular access as shown and labelled on approved plan no. L04 P6 shall be permanently closed up prior to first use of the new vehicular accesses hereby approved.

13. Prior to first use of the development hereby approved, the central vehicular access shall provide visibility splays of 2.4m x 49m in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m 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.

14. The access, highway improvements and carriageway widening as shown on the approved 1:250 Proposed Access Arrangement/Improvements Rev A, shall be carried out and fully implemented prior to first occupation of the development hereby approved.

15. The southern-most access point as shown and labelled on approved plan no. L04 P6 shall not be used by vehicles at any time.

16. Notwithstanding the approved bat mitigation building as shown on Dwg No. L11 P2, further details in regards to design, appearance and proposed mitigation shall be submitted to and approved in writing by the Local Planning Authority after the required audit/s in connection with condition no. 11 has/have been undertaken.

17. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.

18. Prior to commencement of development, details of a post construction bat monitoring scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and timescales.

Approved on: 30/11/2023 **Reference Number:** P/2023/0695

By: Wrexham County Borough Council

Approved Report Ref: Bat Monitoring Scheme, Sambrook Associates Ltd, Rebecca Sambrook, Dated 14/11/2023, ref BRO_R006 V2 and Appendix A

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

19. No part of the development shall commence until details of the proposed Reasonable Avoidance Measures (RAMs) have been submitted to and approved in writing by the Local Planning Authority. The details shall include the following:

- a) Details of a tool box talk on the identification and ecology of great crested newts to be made available to all construction staff employed on the project;
 - b) Details of an artificial amphibian hibernacula to be constructed adjacent to the site (Details of the design can be found in great crested newt mitigation guidelines - August 2001);
 - c) Details of a walk over survey of the site prior to commencement of development, and a destructive search (under the supervision of a licensed great crested newt handler) made of any potential great crested newt habitat (such as rubble piles or sheet materials that are on the site) on the site. Any amphibians found should be relocated to the artificial hibernacula;
 - d) Details of storage of material on pallets off the ground and bulk materials which are to be delivered on site and used within the day of delivery.
 - e) Confirmation that excavated trenches will be covered over at the end of each working day with plywood and the edges sealed with sand or soil. Trenches are to be checked each morning for amphibians. Any amphibians located are to be moved to the artificial hibernacula.
- The development shall be carried out in strict accordance with the RAMs as are approved.

Approved on: 30/11/2023 **Reference Number:** P/2023/0695

By: Wrexham County Borough Council

Approved Report Ref: Great Crested Newt Reasonable Avoidance Measures, Sambrook Associates Ltd, Rebecca Sambrook, Dated 14/11/2023, ref BRO_R005V2.

20. The finished floor levels of the development hereby approved shall be set no lower than 300mm above adjacent ground levels.

21. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A - E of Schedule 2 Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted permission.

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

22. The demolition of the buildings labelled on the approved Site Layout Plan Dwg No. L04 P6 and the demolition of the structures shown on Dwg No. L02 P1, shall be undertaken prior to commencement of the development hereby approved.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. In the interest of safeguarding residential amenities of neighbouring occupiers.
6. To ensure the works reflect the character and appearance of the buildings.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
10. To protect the amenities of the occupiers of the proposed dwellings.
11. : In the interests of highway safety.
12. In the interests of highway safety.
13. To ensure that adequate visibility is provided at the proposed point of access to the highway.
14. In the interests of highway safety.
15. To ensure the footway across the site frontage is achieved and to reduce potential noise and nuisance impacts to the outdoor amenity areas serving Units 7 and 8.
16. In order to protect wildlife interests, which are afforded special protection.
17. In order to protect wildlife interests, which are afforded special protection.

Applicant	MR SHAUN TROWBRIDGE AND TRUSTEES OF T H ROGERS	Code Number	ROS P/2018/0888
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	19/10/2018
		Decision Date	18/07/2019

18. In the interest of safeguarding protected species.
19. To protect great crested newts which may otherwise be adversely impacts upon by the development hereby approved.
20. To reduce the risk of flooding to the proposed development and future occupants.
21. Due to the restricted application site and the character and appearance of the development surrounding area, 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.
22. In the interest of achieving a satisfactory appearance and to safeguard against any potential future use of these buildings for agricultural purposes.

Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>



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

**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**