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WREXHAM,
LL14 4DU

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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant T. & J. Derosa Bros

Code Number **ERB 18802**

Agent G.B. Stans,
The Old Surgery,
Penyllan Street,
Overton,
Gr. Wrexham, LL13 0EE

Date received 9th November 1990

Decision date 29th April 1991

Town and Country Planning Act 1990
Town and Country Planning General Development Orders 1988

Grant of Outline Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT

OLD HALL FARM, ERBISTOCK

ERECTION OF AGRICULTURAL WORKER'S DWELLING (DETACHED BUNGALOW) AND INSTALLATION OF SEPTIC TANK

PARTICULARS OF DECISION

OUTLINE PERMISSION GRANTED

- 01 The approval of the Council shall be obtained to the following reserved matters before any development is commenced, viz:
 - the siting of the building(s),
 - the design of the building(s),
 - the external appearance of the building(s),
 - the means of access to the building(s), and,
 - the landscaping of the site.
- 02 Application for approval of the matters referred to in condition 1 above shall be made within 3 years of the date of this permission.
- 03 The development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later.
- 04 The occupation of the building shall be limited to a person or persons solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 336 of the Town and Country Planning Act, 1990 or in forestry (including any dependents of such person residing with him or her) or a widow or widower of such a person.

REASON(S)

- 01 To comply with the Town and Country Planning General Development Order 1988.
- 02 To comply with Section 92 of the Town and Country Planning Act 1990.
- 03 To comply with Section 92 of the Town and Country Planning Act 1990.
- 04 To ensure that the dwelling is only occupied by the family of a bona

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Wrecsam Maelor



Wrexham Maelor
BOROUGH COUNCIL

Applicant T. & J. Derosa Bros

Code Number ERB 18802

Agent G.B. Simms,
The Old Surgery,
Penyllan Street,
Overton,
Nr. Wrexham, LL13 0EE

Date received 9th November 1990

Decision date 29th April 1991

vide agricultural worker in accordance with the Council's established planning policies governing residential development in the countryside.

Note(s) to Applicant:

- 01 You are advised in the interests of safety, that smoke detectors should be installed in all new residential accommodation.
- 02 The drainage arrangements should be designed in accordance with the advice given by the National Rivers Authority. A copy of their letter dated 19th November 1990 is attached.

Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.



THE GUILDHALL,
WREXHAM,
CLWYD,
LL11 1AY.

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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant

Mr. T. DeRosa

Code Number

ERB 22125

Agent

Mr. T. DeRosa,
Erbin Crest,
Willow Street,
Overton,
Wrexham, LL13 OEA

Date received

9th February 1994

Decision date

30th March 1994

Town and Country Planning Act 1990
Town and Country Planning General Development Orders 1988

Approval of Reserved Matters

LOCATION AND DESCRIPTION OF DEVELOPMENT

LAND AT OLD HALL FARM, ERBISTOCK

ERECTION OF AGRICULTURAL DWELLING AND INSTALLATION OF
SEPTIC TANK

PARTICULARS OF DECISION

APPROVAL GRANTED

- 01 The development hereby approved shall be commenced on or before 29th April 1996.
- 02 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 03 The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture or in forestry, or a widow or widower of such a person and to any resident dependants.
- 04 The approval of the Council shall be obtained for the landscaping of the site before any development is commenced.
- 05 The landscaping scheme required as part of the Reserved Matters shall indicate the finished levels and treatment of all open areas and shall also indicate the precise location and species of all trees and shrubs to be planted on the site as a whole. The scheme as approved shall be implemented and maintained in accordance with a time scale to be approved.

REASON(S)

- 02 To ensure a satisfactory standard of development.
- 01 To comply with Section 92 of the Town and Country Planning Act 1990.
- 03 To ensure that the dwelling is only occupied by the family of a bona fide agricultural worker in accordance with the Council's established planning policies governing residential development in the countryside.
- 04 and 5. To ensure a satisfactory standard of appearance of the