

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

|                  |                                                                                                                               |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MS S BATES                                                                                                                    | <b>Code Number</b>   | LGC P/2022/0621 |
| <b>Agent</b>     | MR RICHARD CORBETT<br>ROGER PARRY & PARTNERS LLP<br>THE ESTATES OFFICE<br>20 SALOP ROAD<br>OSWESTRY<br>SHROPSHIRE<br>SY11 2NU | <b>Date Received</b> | 04/07/2022      |
|                  |                                                                                                                               | <b>Decision Date</b> | 06/09/2023      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

Y HEN FANC, NEW ROAD, GLYN CEIRIOG, LLANGOLLEN, LL20 7HE

#### **Description of application**

TRAWSNEWID ADEILAD I ANNEDD / CONVERSION OF BUILDING TO DWELLING

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

|        |                                      |
|--------|--------------------------------------|
| EC12   | Development and flood risk           |
| FW     | Future Wales: The National Plan 2040 |
| GDP1   | Development objectives               |
| PPW    | Planning Policy Wales (Edition 11)   |
| PS1    | Settlement limits                    |
| PS2    | Development and the environment      |
| S9     | Loss of local facilities             |
| TAN 12 | Design                               |
| TAN 15 | Development and Flood Risk           |
| TAN 18 | Transport                            |
| TAN 5  | Nature Conservation and Planning     |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 06/09/2023 | Planning permission issued |

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

|                  |                                                                                                                                  |                                     |                 |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
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### **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 hereby approved shall be carried out in strict accordance with the following approved plans and documents:
  - Application Form [Dated: 04/07/2022]
  - Dwg No: 75002 / PL / 02 - Site Location Plan
  - Dwg No: 75002 / PL / 04 - Proposed Block Plan
  - Dwg No: 75002 / PL / 05 - Existing Plans & Elevations
  - Dwg No: 75002 / PL / 06 - Proposed Plans & Elevations
  - Flood Consequential Assessment [By: Roger Parry & Partners LLP; Dated: June 2022]
  - Marketing Letter [By: Roger Parry & Partners LLP; Undated]
  - Marketing Report [By: Roger Parry & Partners LLP; Undated]
3. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in-full prior to the first beneficial occupation of the dwelling hereby permitted and shall be retained thereafter for as long as the development remains in existence.
4. No facing or roofing materials (including windows and doors) shall be used other than materials matching those used on the existing building as they exist at the time of this approval.
5. Finished floor levels and all ingress points within the building shall be at least 300mm above the highest adjacent street level at the time of first occupation of the development hereby approved, and shall be retained as such in perpetuity.

### **Reason(s)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

|                  |                                                                                                                                  |                                                 |                 |
|------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|-----------------|
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3. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To protect the development from the risks of flooding in accordance with Technical Advice Note 15 and Policy EC12 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

#### Dwr Cymru Welsh Water:

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

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