

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 PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

Town and Country Planning Act, 1990

Location of application

PLAS POWER, HOME FARM BUILDINGS, RUTHIN ROAD, COEDPOETH, WREXHAM, LL11 3BP

Description of application

PLOT NO 7 - CONVERSION OF AND EXTENSION TO REDUNDANT FARM BUILDING

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/07/2019	PLANNING PERMISSION ISSUED
1	28/03/2022	P/2022/0001 - DISCHARGE OF CONDITIONS 3 (MATERIALS), 4 (RAINWATER GOODS), 7 (WINDOW AND DOOR DETAILS), 8 (DEMOLITION) AND 12 (WINDOW DETAILS) OF PLANNING PERMISSION P/2019/0401
2	31/03/2023	P/2023/0106 - NON MATERIAL AMENDMENT TO P/2019/0401 - RETENTION OF SINGLE DETACHED GARAGE

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

**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 1268.200 Rev E and 1268.300 Rev D and as contained within the application documentation.

S96 Non-material amendment Approved on: 31.03.2023

Reference Number: P/2023/0106

By: Wrexham County Borough Council

Additional Approved Drawing Ref: 1268.300 Detached Garage to be Retained

3. 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.

Approved on: 29/03/2022 **Reference Number:** P/2022/0001

By: Wrexham County Borough Council

Approved Drawing Ref: 1268.300 Rev E

4. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

Approved on: 29/03/2022 **Reference Number:** P/2022/0001

By: Wrexham County Borough Council

Approved Drawing Ref: 1268.300 Rev E

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

5. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1268.300 Rev D within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

6. The planting scheme implemented in connection with condition no. 05 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

7. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all the proposed new and replacement aluminium 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, sills, heads, method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved and the windows shall not thereafter be replaced without the further written permission of the Local Planning Authority.

Approved on: 29/03/2022 **Reference Number:** P/2022/0001

By: Wrexham County Borough Council

Approved Drawing Refs: 1268.W1 and 1268.W2

8. No part of the development shall commence until a scheme together with cross referenced drawings detailing the full extent of re-building works has been submitted to and approved in writing by the Local Planning Authority. The works to the building shall be strictly limited to those as may be approved.

Approved on: 29/03/2022 **Reference Number:** P/2022/0001

By: Wrexham County Borough Council

Approved Drawing Refs: 1268.200

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

9. Prior to first occupation of the development, a scheme for the installation of barn owl and bat boxes to be integrated with or attached to the building and to a nearby tree shall be submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented and monitored in strict accordance with the details as are approved and shall thereafter permanently retained.

10. The dwelling shall not be occupied until a report prepared by a suitably qualified ecologist, verifying the completion of the mitigation / compensation works required by condition no. 9 has been submitted to and approved in writing by the Local Planning Authority.

11. All new and replacement rainwater goods shall be cast iron or aluminium only.

12. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

Approved on: 29/03/2022 **Reference Number:** P/2022/0001

By: Wrexham County Borough Council

Approved Drawing Ref: 1268.300 Rev E

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

14. Notwithstanding the provisions of Class G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no tank or container for the storage of oils, fuels or chemicals shall be sited on any part of the site subject to this permission unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank, the compound should be at least equivalent to the capacity of the largest tank, plus 10%. All filling points, vents gauges and sight glasses shall be located within the bund and all pipework shall be located above ground and protected from accidental damage. The drainage system of the bund shall be sealed with no drainage to any watercourse, land or underground strata.

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

15. Prior to first use of the development, an external lighting scheme compliant with the provisions of the Institution of Lighting Professional and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

- a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and
- b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) and with the exception of those shown on the approved plan, no gate, fence, wall or other means of enclosure shall be erected on the site.

17. Prior to their use on the development samples of the permeable drive surface, stone flagging and garden wall 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.

18. The existing trees, shrubs and hedges shown on drawing(s) No(s). 1268.300 Rev D 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.

19. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps.

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. 1268.300 Rev D. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

20. The tree protection fencing and ground protection measures approved in connection with condition no. 19 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

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.
3. 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.
4. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.
7. 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.
8. To comply with Policy H3 of the Wrexham Unitary Development Plan.
9. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. 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.
12. 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.
13. 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.
14. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
17. 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.
18. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
19. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan.
20. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The developer is advised to have regard for the advice contained within the letter from Natural Resources Wales dated 05/06/2019, attached to this decision.

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

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.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

Applicant	MR PETER CRONSHAW	Code Number	COE P/2019/0401
Agent	GREENSKY ARCHITECTURE MR MARK STIMPSON 6 DYSARTS CLOSE MOSSLEY ASHTON UNDER LYNE OL5 9DD	Date Received	24/05/2019
		Decision Date	05/07/2019

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.



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