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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

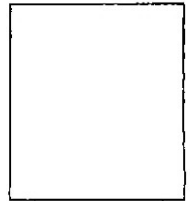
#### PARTICULARS OF DECISION

##### 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 .



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development.

### Note(s) to Applicant:

- 01 You are advised to incorporate the requirements of the relevant section(s) of the Chronically Sick and Disabled Persons Act, 1970 into the proposed development and your attention is hereby drawn to the British Standard Institution Code of Practice for Access for the Disabled to Buildings. (BS 5810:1979).
- 02 No part of the irrigation or soakaway system should come within 10 m of any watercourse. The resultant discharge of effluent to ground requires consent under the provisions of the Control of Pollution Act, 1974.
- 03 Before any development is commenced on site the applicant should carry out soil porosity tests in consultation with the Borough Council's Building Control Section in accordance with the procedure laid down in BS 6297 : 1983 (Section 15.3) in order to establish the suitability of the subsoil and to determine the area of land required for the soakaway.

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