

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	ETONBROOK LIMITED	Code Number	ERB P/2021/0250
Agent	DAVID WATKIN 79 CHESTER ROAD SALTERSWALL WINSFORD CW7 2NG	Date Received	09/03/2021
		Decision Date	21/10/2022

Town and Country Planning Act, 1990

Location of application

, THE OLD FARMHOUSE, COED DERWEN, ERBISTOCK, WREXHAM, ,
LL13 0DN

Description of application

DYMCHWEL ADEILADAU FFERM PRESENNOL, TROSGWLWYDDO BARN I
UN DWELL, ESTYNIAD LLAWR CYNTAF YN RHANNU DWYRAIN A
DIDDORDEBAU I FYNEDIAD / DEMOLITION OF EXISTING FARM
BUILDINGS, CONVERSION OF BARN TO ONE DWELLING, FIRST FLOOR
EXTENSION EXISTING DWELLING AND ALTERATIONS TO ACCESS

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

EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	21/10/2022	Planning permission issued

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

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall be carried out in strict accordance with the following:
 - i. Drawing no. 2021/09/01 Location, Plan and Site Plan as Existing
 - ii. Drawing no. 2021/09/07 Proposed Ground Floor and Elevations Bungalow.
 - iii. Drawing no. 2021/09/08 Proposed First Floor Plan, Elevation and Section - Bungalow.
 - iv. Drawing no. 2021/09/09 Proposed Ground Floor Plan Barn.
 - v. Drawing no. 2021/10/10 Revision A Proposed First Floor Plan Barn.
 - vi. Drawing no. 2021/09/11 Revision C Proposed Elevations and Section Barn
 - vii. Drawing no. 2021/09/16 Site Plan and Drainage Proposals
 - viii. Drawing no. SA44747-BRY-ST-PL-C-0001 Detailed Foul Drainage Design
 - ix. Drawing no. SA44747-BRY-ST-PL-C-0002 Foul Drainage Construction Details
 - x. Bat Mitigation Strategy for The Old Farmhouse, Coed Derwen, Erbistock, Wrexham. Andy Harmer Ecological Services. 20/02/2022
 - xi. Extended Phase 1 Habitat Survey of The Old Farmhouse, Coed Derwen, Erbistock, Wrexham. Andy Harmer Ecology Services, 2021 (updated January 2022)
3. Development shall not commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall build upon the principles of the Bat Mitigation Strategy and shall include, but not necessarily be limited to:
 - i. Plans of all bat roost retention and compensation proposals. Plans shall clearly illustrate the locations of all retained and proposed entrance/exit points.
 - ii. Details of measures to prevent injury or killing of bats during construction and post-construction.
 - iii. Timing, phasing and duration of construction activities and conservation measures.
 - iv. A Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development.
 - v. Actions to be taken in the event that previously unidentified species of bat are found.
 - vi. The submission and implementation of an approved ecological compliance audit (ECA) scheme to the satisfaction of the LPA. Given the significance of the roost, we advise that the ECA is carried out by an external

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body. The purpose of the ECA is to evidence compliant implementation of all ecological avoidance, mitigation and compensation works, either proposed or subject to the provisions of reserved matters conditions. The ECA shall identify Key Performance Indicators (KPI's) that are to be used for the purposes of assessing and evidencing compliant implementation of proposals.

vii. Details of persons responsible for implementing the works.

viii. A post-construction monitoring and record dissemination for a period of not less than 5 years.

ix. An external lighting scheme, including details of light spillage originating from internal locations. This component requirement shall include plans illustrating projected or retained bat emergence points; together with retained or proposed features such as existing and proposed landscaping and vegetation that currently or are planned to be functionally used by bats for foraging/dispersal purposes. Provisions of the scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

The Conservation Plan shall be carried out in strict accordance with the approved details.

4. Development shall not commence until a scheme of Great Crested Newt Reasonable Avoidance Measures (RAMs) has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the RAMs scheme as approved.

5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 2021/09/16 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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9. Notwithstanding the provisions of Class A, B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development permitted by those Classes shall take place. For the avoidance of doubt, this condition applies to the building hereby granted permission for conversion to a dwelling and to the existing dwelling as extended by the development hereby granted planning permission.

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. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To protect the character of the building hereby granted permission for conversion to a dwelling and to protect the wider rural landscape and Special Landscape Area in accordance with policies GDP1 and EC5 of the Wrexham Unitary Development Plan

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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