

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	MRS RACHEL HILLIER	Code Number	OVE P/2022/1003
Agent	CHRIS WHYTE 52 DERBY ROAD CAERGWRLE FLINTSHIRE LL12 9AE	Date Received	18/11/2022
		Decision Date	09/01/2023

Town and Country Planning Act, 1990

Location of application

SWALLOW BARN, CLOY LANE, OVERTON, WREXHAM. LL13 0HR

Description of application

TROI STABLAU YN YSTAFELLOEDD YCHWANEGOL AR GYFER
YSGUBOR SYDD EISOES WEDI'I DRAWSNEWID (OL-WEITHREDOL)
CONVERSION OF STABLES INTO ADDITIONAL ROOMS FOR EXISTING
BARN CONVERSION (IN RETROSPECT)

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	09/01/2023	Planning permission issued

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered and labelled as follows and as contained within the application documentation:
 - Proposed Location Plan, Drawing No. DG 15/72/03, Dated 22.11.2022
 - Site Plan, Drawing No. DG 15/72/04, Dated 22.11.2022
 - Proposed ground floor plan and part elevations, Drawing No. DG 15/72/02, Dated 22.11.2022
3. The accommodation hereby approved shall be ancillary to the existing dwelling Swallow Barn, Cloy Lane, Overton, Wrexham, LL13 0HR and shall not be used, occupied or disposed of separately from that dwelling or used as a separate dwelling or building.

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 that the building is not used as or sold off as a separate planning unit.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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Agent CHRIS WHYTE
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CAERGWRLE
FLINTSHIRE
LL12 9AE

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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