

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 GILL JONES	Code Number	GRE P/2022/0710
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	14/07/2022
		Decision Date	10/11/2022

Town and Country Planning Act, 1990

Location of application

SPRINGFIELD FARM, MARFORD HILL, MARFORD, WREXHAM. LL12 8TD

Description of application

TRAWSNEWID ADEILAD AMAETHYDDOL I DDOSBARTH B1 (SWYDDFA)
/ CONVERSION OF AGRICULTURAL BUILDING TO CLASS B1 (OFFICE)

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

E4	Employment development within settlements
E6	Small farm-based or related employment operations
EC6	Biodiversity Conservation
EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
T8	Parking

Revision	Date	Description of Decision
0	10/11/2022	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.
2. The development shall only be carried out in strict accordance with the amended plan(s) and documents numbered or labelled as follows:

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- JLC165/004 Rev A
 - JLC165/003 sheet 1 of 3 Rev C
 - JLC165/003 sheet 2 of 3 Rev C
 - JLC165/003 sheet 3 of 3 Rev C
 - JLC165/005 sheet 1 of 1 Rev A
 - Heritage Impact Assessment: blueprint Architectural Services dated: 15th July 2021, Amended 11/11/22
 - Design and Access Statement: blueprint Architectural Services dated: 14th July 2021 Revision B
3. No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:
- Reasonable avoidance measures
 - Mitigation / compensation measures
 - Post-construction monitoring plan
 - External lighting/internal light spillage assessment and plans that is compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.
 - Measures required to prevent or reduce accidental capture or killing of bats.
- The Conservation Plan shall be carried out in accordance with the approved details.
4. No development shall take place until a scheme which proposes measures for Net Biodiversity Benefit has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.
5. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. JLC165/004, Rev A.
6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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7. Prior to their installation on the building, a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.
8. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.
9. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
10. No development shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation which has been submitted and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor.
The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the resulting report should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and a copy of the report and whole project archive should also be sent to the National Monuments Record, RCAHMS.
11. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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12. The building shall only be used for purposes ancillary to the existing farm operations known as Springfield Farm, and shall not be used or sold off separately.

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 an approved species Conservation Plan is implemented, which protects bats affected by the development.
4. To ensure that the development has a positive benefit for biodiversity i.e. a better outcome than if the site were left undeveloped, which will be in place for the lifetime of the development, in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To allow an adequate analytical record of the building to be made, before conversion, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
12. The building is closely adjoined by a residential property and it is therefore considered necessary to strictly control the nature and

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intensity of the use of the building in the interests of residential amenity, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

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 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 works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the

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same contact details for any other enquiries regarding construction / demolition site noise.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on 01978 292040 for further advice and information.

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.

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 Environmental Health & Housing Standards Team on 01978 292040 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

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