

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 & MRS NELSON	Code Number	MAE P/2022/0070
Agent	MR DAVID HICKIE HERITAGE MATTERS ARLINGTON HOUSE 7 HUNTERS WALK WITHERLEY ATHERSTONE CV9 3SU	Date Received	18/01/2022
		Decision Date	25/07/2022

Town and Country Planning Act, 1990

Location of application

BETTISFIELD HALL, BETTISFIELD, WHITCHURCH, SY13 2LB

Description of application

DYMCHWEL A DISODLI UN YSGUBOR A CHDOI DAU DY ALLAN BACH
NEWYDD (CAIS OL-WEITHREDOL) /
DEMOLITION AND REPLACEMENT OF ONE BARN AND ERECTION OF
TWO NEW SMALL OUTBUILDINGS (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:-

EC13	Surface water run-off
EC3	Agricultural Buildings
EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	27/07/2022	Planning permission issued

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

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 16/1/2022 and as contained within the application documentation.

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2. The buildings shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Bettisfield Hall SY13 2LB.

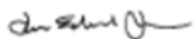
3. Within 3 months of the date of this permission a scheme for the accommodation and enhancement of roosting and nesting opportunities for bats and/or birds shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the scheme as is approved.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. 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.

Note(s) to applicant

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.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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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

