

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	STUART EDWARDS	Code Number	ISY P/2021/0623
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	22/06/2021
		Decision Date	27/10/2021

Town and Country Planning Act, 1990

Location of application

CAE BRYNER FARM, BOWLING BANK, WREXHAM, LL13 9RL

Description of application

TRAWSNEWID ADEILAD AMAETHYDDOL I ANNEDD / CONVERSION OF AGRICULTURAL BUILDING TO DWELLING

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
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside

Revision	Date	Description of Decision
0	27/10/2021	Planning permission issued
1	20/05/2022	Discharge of conditions 7, 10, 12 and 13 approved P/2022/0299

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 details shown on the approved drawing(s) numbered Dwg No. E072/004, Dwg No. E072/005 Rev B and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. All fenestration and doors shall be finished in timber and set back 100mm within the window reveal.
5. All new and replacement rainwater goods shall be finished in black.
6. All rooflights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.
7. No part of the development shall commence until full details of a hard and soft landscaping scheme, to include positions, appearance and height of boundary treatments, together with a timescale for implementation of works, have been submitted to and approved in writing by the LPA.

Date Approved: 20/5/2022 **Reference Number:** P/2022/0299

By: Wrexham County Borough Council

Approved Details:

Landscaping Plan EO72/006 Rev B

8. The landscaping scheme submitted and approved in connection with condition no. 07 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
9. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. Dwg No. E072/005 Rev B.
10. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

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Date Approved: 20/5/2022 **Reference Number:** P/2022/0299

By: Wrexham County Borough Council

Approved Details:

Phase 1 Desk Study Report. Job Number 2662 January 2022

11. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 10 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

12. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

Date Approved: 20/5/2022 **Reference Number:** P/2022/0299

By: Wrexham County Borough Council

Approved Details:

Environmental Noise Survey, Noise Break-in Assessment & Sound Insulation Scheme (Nouva Acoustics 14/03/2022)

13. No part of the development shall commence until further information regarding mitigation and net biodiversity enhancement is submitted to and approved in writing by the LPA. The development shall be carried out in accordance with the details as are approved.

Date Approved: 20/5/2022 **Reference Number:** P/2022/0299

By: Wrexham County Borough Council

Approved Details:

Biodiversity Enhancement Plan (Tyrer Ecological Consultants Ltd, December 2021)

14. Prior to first occupation of the development hereby approved, the existing lodge as shown hatched on approved plan Dwg No. E072/005 Rev B shall be removed from the site.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-

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enacting that Order with or without modification), no further development shall take place under Classes A – E of Schedule 2 Part(s) 1 or Class A of Schedule 2, Part 2, other than the development hereby granted permission.

16. The development hereby approved shall not be occupied other than by a person solely or mainly employed, or last employed in the business/commercial use of the wider site as shown edged in blue on the approved 1:1250 Location Plan (Dwg No. E072/005 Rev B), a widow or widower or civil partner of such a person, or any resident dependents.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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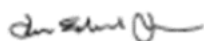
12. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

13. 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.

14. In the interest of ensuring development on the site is limited to that approved, as submitted as part of the application.

15. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

16. The proposal would give rise to compatibility issues between the residential use of the development hereby approved and the wider commercial use of the surrounding site, if considered in isolation to one another. To comply with UDP Policy GDP1.



Ian Jones

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Interim Chief Officer Planning & Regulatory

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