

Local Planning Authority (LPA) Consultation Form

Q1. Site name

Pigeon House, Pigeon Lane, Hanmer, SY13 3DS

Q2. Local Planning Authority (LPA)

Wrexham County Borough Council

Q3. Planning application reference number

P/2020/0764

Planning Authority Consultation

Q4. Has your Authority issued the necessary consents to allow the proposed activity to be commenced (excluding Building Regulations)?

Yes

Q5. Is the consent issued by your Authority (select all that apply):

Full Planning Permission

Q6. If consent is subject to Reserved Matters, do any of the Reserved Matters that remain outstanding relate to wildlife issues?

No

Q7. Was the Planning Application determined by the Planning Committee or under Delegated Powers?

Delegated Powers

Consideration of Designated Sites

Q8. Will any part of the proposed activity fall within or adjacent to an area covered by a designated site?

Yes

Designated Site Details

Q9. Name the Designated Site(s) that the proposed activity will fall within or adjacent to.

Rive Dee and Bala Lake Special Area of Conservation

Q10. Has Natural Resources Wales been consulted for advice on the implications of the application on the protected site?

Yes

Q11. Please give either the outcome of the consultations or the reason why there has been no consultation.

No comment made by NRW in regards to the SAC. Application was submitted prior to the Guidance in respect of phosphates being issued.

Mineral Consents

Q12. Are mineral consents applicable to this application?

No

Permissions and Consents

Q17. Do the permissions and consent(s) issued accord with: (select all that apply)

Local development plans?

Regional policy guidance?

National planning policy guidance?

Q18. Was there a departure from the Local Plan Policies?

No

Section 106 Agreement

Q20. Is the site subject to a Section 106 Agreement (Town and Country Planning Act 1990)?

No

Section 278 Agreement

Q23. Is the site subject to a Section 278 Agreement (Highways Act 1980)?

No

Wildlife Survey

Q26. Was a wildlife survey undertaken in support of the planning application?

Yes

Q27. Does the application provide full details of mitigation agreed by the applicant?

Yes

Q28. Have the survey and Mitigation Proposals been referred to the Authority's Ecologist or Biodiversity Officer for comment?

Yes

Q30. Was NRW or Welsh Government consulted in respect of the wildlife issues?

Yes

Regulation 55(2)(e) – Preserving Public Health and Safety or Imperative Reasons of Overriding Public Interest

Q31. IROPI - Imperative reasons of overriding public interest, which can in particular include: i) Social needs at a local, regional and national level; and/or ii) Economic needs at a local, regional and national level; and iii) Whether there are beneficial consequences of primary importance for the environment.

The proposal utilises an existing vacant building by bringing it back into use for residential purpose, ancillary to the main dwelling.
The building has a traditional character, appearance and design typically found in rural locations, which is considered worthy of retention. Conversion of the building would secure its retention long term.
The building is already in-situ therefore the proposal comprises a viable long term and sustainable use for its retention, which if left unaltered, could ultimately result in a dilapidated eye sore in this location.

Regulation 55(9)(a) Satisfactory Alternatives

Q35. Having specific regard to each of the interests and/or reasons and/or consequences put forward above, please set out whether in your view there are any other alternatives to the proposed activity, please always consider the alternative of doing nothing. Please state: Whether within the general area of need served by this activity or proposal, are there any alternative sites at which, in your opinion, the activity could reasonably have been accommodated with no, or reduced implications for European protected species and; Could this activity or proposal on the site subject to this licence application have been achieved in a way that would mean no, or reduced implications for European protected species.

The building is already existing – national and local planning policy generally presumes in favour of conversion of traditional agricultural buildings in the open countryside. If the works do not go ahead, the building could potentially fall into disrepair at a later stage. There are therefore no alternative sites.

Q36. In relation to each alternative considered above, please provide an explanation of why you consider it to be satisfactory or unsatisfactory. In respect to any alternative sites please provide the location(s) and details of the alternative site(s), or your views on how the activity/proposal might have been achieved differently, and any other helpful information; e.g., pros and cons of alternative sites, or whether there is likely to be demand for all suitable sites to be used to meet an identified need. Please explain how this conclusion was reached.

There are no alternative sites. The site is vacant and the subject building is for a conversion, therefore there is a policy presumption in favour of development. The building is already in-situ and there are therefore alternatives.

Document Check

Q37. Please confirm that you have provided the applicant with the relevant documentation as listed below (select all that apply). These will be required to accompany a licence application.

Copy of Planning Permissions (Required)

Minutes of the Planning Committee meeting at which the application was decided, or the equivalent papers if the application was decided by an officer under delegated powers. (Required)

Declaration

Q38. Please type your name as an electronic signature to confirm agreement with the declarations above.

Signature MA Rees-Jones

Date 22/10/2021

Name Mared Rees-Jones

Q39. Name and Address of the Local Planning Authority

Planning Authority Name	Wrexham County Borough Council
Address	16 Lord Street
Address line 2	-
Address line 3	-
Town	Wrexham
County	Wrexham
Postcode	LL11 1LG
Telephone	01978 298 776
E-mail	mared.rees-jones@wrexham.gov.uk
Position held in the above Authority	Area Planning Officer

Q40. If this form needs to be sent elsewhere (e.g., the applicant or ecologist) please provide their correct email address below. A copy of this form will be automatically sent to this email address when you submit this form.

pip@arborvitae.uk.com