

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 KEN ROSCOE

Code Number WOR P/2018/0367

Agent PEGASUS PLANNING
MR JONATHAN STOREY
THE PLAZA
SUITE 603
100 OLD HALL STREET
LIVERPOOL
L3 9QJ

Date Received 04/05/2018

Decision Date 07/01/2019

Town and Country Planning Act, 1990

Location of application

GWERN Y TO, SHOCKLACH LANE, WORTHENBURY, WREXHAM,
SY14 7AZ

Description of application

DEMOLITION OF EXISTING HOUSE AND SHIPPON, ERECTION OF NEW 5 BEDROOM HOUSE AND REFURBISHMENT OF EXSTING STABLE AND BARN BUILDING (RESUBMISSION OF PLANNING PERMISSION CODE NO. P/2015/0434)

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

EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H10	Replacement dwellings in the countryside
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	07/01/2019	Planning permission issued

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

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of two (2) 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 L(91)010 Rev P2 - Proposed Elevations, L(91)001 Rev P4 - Proposed Ground Floor Plan , L(91)002 Rev P3 - Proposed First Floor Plan, L(80)001 Rev P2 - Existing Site Plan, L(81)001 Rev P4 - Proposed Site Plan and PL10 - Proposed Stable Plans and Elevations and contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F or G of Schedule 2, Part(s) 1, other than the development hereby granted permission.
5. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Consequence Assessment (FCA) (Ref: 2845/FCA/v1.2/2018-04-26) and the email of Jonathan Storey dated 23.10.2018 and the following mitigation measures detailed within the FCA:
 - i) Finished floor levels are set no lower than 51.44 m above Ordnance Datum (AOD).
 - ii) Flood resistant and resilient construction techniques shall be incorporated into the design of the building, in line with the principles set out in Chapter 5 of the FCA.
 - iii) Surface water runoff shall be managed in accordance with the principles set out in Chapter 6 of the FCA.

The mitigation measures shall be fully implemented prior to occupation, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.
6. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
 - i) earthworks showing existing and proposed finished levels or contours;
 - ii) means of enclosure and retaining structures;
 - iii) other vehicle and pedestrian access and circulation areas;
 - iv) hard surfacing materials;

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Soft landscape works shall include planting plans and written specifications schedules of plants noting species and where appropriate; an implementation programme.

7. The landscaping works shall be carried out in accordance with the approved details during the first planting season immediately following occupation of the development. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance.

8. As part of the detail required by condition no. 6 a scheme shall be submitted to and approved in writing by the local planning authority fully detailing the position and specification of the improvements to the existing vehicular and pedestrian access to the dwelling from Frog Lane. The scheme shall also include for the protection of the existing hedgerow which runs adjacent to the access. The scheme shall be fully implemented prior to the occupation of the development strictly in accordance with the detail as may be approved.

9. The existing trees, shrubs and hedges shown on drawing(s) No(s). TCP - Appendix 6 of JCA /14128/AJB to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

10. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

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- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.
- 11. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
- 12. There shall be no clearance of vegetation on site between the months of March and August inclusive in any calendar year. Any works to clear vegetation within this timescale shall only be carried out following an inspection by a suitably qualified ecologist to confirm that there are no nesting birds present. The findings of the survey shall be submitted to and approved in writing by the local planning authority before any clearance occurs.
- 13. The development shall be carried out strictly in accordance with the recommendations set out in Section 4 of the approved bat activity survey carried out by Rachel Hacking Ecology, 2018 and the reasonable avoidance measures set out in Section 5 of the approved extended Phas 1 habitat survey carried out by Rachel Hacking Ecology, 2018.
- 14. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.
- 15. No works shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The resulting digital photographs should be forwarded on a CD or DVD to the Local Planning Authority, and the Development Control Archaeologist at Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (Tele no. 01938 553670).

Reason(s)

- 1. To comply with Section 91(3) of the Town and Country Planning Act, 1990 and to ensure that the impact of the development upon protected species is considered fully in the future.
- 2. To ensure that the development fully complies with the appropriate policies and standards.

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3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. The development is located in the open countryside and the increase in scale has been justified on the basis of a high quality design. 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. It is also considered necessary to control further development in a defined flood zone in the interests of future occupiers of the site.
5.
 - i) To reduce the risk of flooding to the development and future occupants.
 - ii) To reduce the risks and consequences of flooding to the development.
 - III) To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. In the interests of the visual amenity of the area and to protect existing ecological interests which are considered to represent decent habitat.
9. To ensure the amenity afforded by the trees is continued into the future.
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
11. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
12. The site has the potential to be habitat for breeding birds which are afforded statutory protection. Without such steps, the species may be harmed.
13. The site has the potential to be habitat for bats which are afforded statutory protection. Without such steps, the species may be harmed.
14. To protect the amenities of the occupiers of nearby properties.
15. To provide for a record of a building or buildings of local architectural or historic interest.

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Officer Appointed for this purpose
Head of Environment 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