

PLANNING CONDITION SCHEDULE

Location of application

PLAS POWER HOME FARM BUILDINGS, RUTHIN ROAD, COEDPOETH,
WREXHAM, LL11 3BP

Description of application

PLOT NO 7 - CONVERSION OF AND EXTENSION TO REDUNDANT FARM
BUILDING

Code Number COE P/2019/0401

Date Received 24/05/2019

Decision Date 05/07/2019

Condition Schedule

ref	Description	Requirement	Action By	Status
1	The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.	Information Expires 05.07.2024	None	
2	The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1268.200 Rev E and 1268.300 Rev D and as contained within the application documentation.	Information	PC	
3	Prior to their use on the development samples of all external facing and roofing materials shall be 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.	Pre-Commencement Refer to appendix A	PC/GSA	
4	No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.	Pre-Commencement Refer to Appendix B	PC/GSA	
5	The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1268.300 Rev D	Information	PC	

	within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.			
6	The planting scheme implemented in connection with condition no. 05 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.	Information	PC	
7	Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all the proposed new and replacement aluminium windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative / protective finishes, sills, heads, method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved and the windows shall not thereafter be replaced without the further written permission of the Local Planning Authority.	Pre-Commencement Refer to Appendix C	PC/GSA	
8	No part of the development shall commence until a scheme together with cross referenced drawings detailing the full extent of re-building works has been submitted to and approved in writing by the Local Planning Authority. The works to the building shall be strictly limited to those as may be approved.	Pre-Commencement As per drawing 1268-300 Rev E attached	PC/GSA	
9	Prior to first occupation of the development, a scheme for the installation of barn owl and bat boxes to be integrated with or attached to the building and to a nearby tree shall be submitted to and approved in writing by the Local Planning Authority. The scheme as is approved shall be fully implemented and monitored in strict accordance with the details as are	Pre-Occupation	PC	

	approved and shall thereafter permanently retained.			
10	The dwelling shall not be occupied until a report prepared by a suitably qualified ecologist, verifying the completion of the mitigation / compensation works required by condition no. 9 has been submitted to and approved in writing by the Local Planning Authority.	Pre-Occupation	PC	
11	All new and replacement rainwater goods shall be cast iron or aluminium only.	Information	PC	
12	All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.	Information	PC	
13	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 and E of Schedule 2 Part (s) 1, other than the development hereby granted permission	Information	PC	
14	Notwithstanding the provisions of Class G, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no tank or container for the storage of oils, fuels or chemicals shall be sited on any part of the site subject to this permission unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank, the compound should be at least equivalent to the capacity of the largest tank, plus 10%. All filling points, vents gauges and sight glasses shall be located within the bund and all pipework shall be located above ground and protected from accidental damage. The drainage system of the bund shall be sealed with no drainage to any watercourse, land or underground strata	Information	PC	
15	Prior to first use of the development, an external lighting scheme compliant with the provisions of the Institution of Lighting Professional and Bat	Pre-Occupation	PC	

	Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and b) indicate where external lighting will be installed and the type of lighting to be used. The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.			
16	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) and with the exception of those shown on the approved plan, no gate, fence, wall or other means of enclosure shall be erected on the site.	Information	PC	
17	Prior to their use on the development samples of the permeable drive surface, stone flagging and garden wall shall be 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.	Pre-Occupation	PC	
18	The existing trees, shrubs and hedges shown on drawing(s) No(s). 1268.300 Rev D 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.	Information	PC	
19	No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been fully implemented. The fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2012 comprising a	Information	PC	

	vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each tree(s) Root Protection Area, as set out in British Standard 5837:2012 or as shown as the Construction Exclusion Zone on the approved Tree Protection Plan Ref. 1268.300 Rev D. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.			
20	The tree protection fencing and ground protection measures approved in connection with condition no. 19 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.	Information	PC	

Appendix A

Stone to match existing



Existing South Elevation Proposed North Elevation

Roof Slate to match existing



Appendix B

Meter Box



SVP and vent types



Appendix C



Windows set back 80mm



Roof Lights