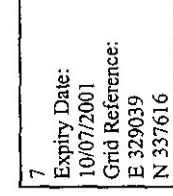


In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant Mr A. Burgess

Code CHI P/2001 /0474

Agent Tim Evans - Planning & Architecture
Homebank

Date 15/05/2001
Received

Horseshoe Lane, Dudleston Heath

Ellesmere

Shropshire

SY12 9JS

Decision 13/09/2002
Date

TOWN AND COUNTRY PLANNING ACT, 1990

Location of application

Bryneglwyns Castle Road Chirk Wrexham LL145BS

Description of application

Conversion of barn to dwelling.

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. The dwelling hereby approved as part of this application shall only be occupied by a relative and/or dependants of the occupier(s) of Bryneglwyns.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or additions to the dwelling shall be built, erected or constructed.
4. Development shall not begin until an appropriate photographic survey of the existing barn building on the site has been carried out in accordance with details to be submitted to, and approved by the Local Planning Authority.
5. There shall be no vehicular means of access to the site from the adjacent private road leading to Church Road.
6. The dwelling hereby approved shall not be occupied until a scheme to improve visibility at the existing vehicular access point onto Casle Road have been submitted to and approved by the Local Planning Authority.
7. The scheme as approved in connection with Condition 6 above shall be carried out before the dwelling is first occupied, and shall thereafter be maintained in accordance with the approved detail.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The use of the dwelling relies upon the interdependence of the existing and proposed accommodation in respect of the joint use of private garden, vehicular access and turning facilities. Any severance of these elements would create a substandard unit of residential accommodation.
3. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.
4. In view of the fact that the building has local significance in terms of architectural interest, it is considered important to have a record of its architectural style before it is altered.
5. in the interest of highway safety.
6. To ensure that adequate visibility is provided at the existing access point, in the interests of highway safety.
7. To ensure that adequate visibility is provided and maintained at the existing access point, in the interest of highway safety.

Note(s) to applicant

In respect of Condition 4 above, the photographic survey should be a 33mm colour print film format, showing each existing internal and external elevation, and the site's general location in respect of adjacent buildings. An appropriate survey will then be deposited with the County Site and Monuments Record, operated by the Clwyd-Powys Archaeological Trust (7a Church Street, Welshpool, Powys, SY21 7DL).

In respect of Condition 6 above the Highway Authority have recommended that splays measuring 2 metre x 70 metres would be required. Before preparing a scheme you may wish to discuss the details with the Highways Authority, and consider whether existing traffic speeds along Castle Road would allow this measurement to be reduced. Should there be any evidence to suggest that agro-chemicals have been stored/spilled in or around the barn, then it might be prudent to investigate whether there is any potential for residual contamination. Should you require any clarification, please contact the Council's Public Protection Department.

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 the National Assembly for Wales.

Applicant Mr A. Burgess

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A handwritten signature in black ink, appearing to be 'L. Evans', written over a horizontal line.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.