

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

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Expiry Date: 08/10/2009
Decision Notice Sent:
11/09/2009
Grid Reference:
E 338032
N 352782

Applicant	LS & RH DAVIES	Code No	HOL P/2009/0690
Agent	BLUE PRINT SOAR CHAPEL ABERDERFYN ROAD PONCIAU WREXHAM LL14 1SL	Date Received	14/08/2009
		Decision Date	11/09/2009

Town and Country Planning Act, 1990

Location of application

PLAS BOSTOCK, COMMONWOOD, HOLT, WREXHAM, LL13 9TF

Description of application

CONTINUATION OF DEVELOPMENT WITHOUT COMPLYING WITH CONDITIONS 8, 11 AND 13 OF PLANNING PERMISSION CODE NO. P/2008/0249 RELATING TO SUBMISSION OF DETAILS OF CONSTRUCTION MATERIALS TO BE USED, DRAINAGE AND PROTECTION OF BREEDING BIRD MEASURES.

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

EC4	Hedgerows, Trees and Woodland
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

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 development and alterations to the existing vehicular access shall be completed in accordance with the plans approved as part of planning permission number P/2008/0249 prior to the first occupation of any of the

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dwellings.

3. The visibility splays shown hatched on the plans approved as part of planning application number P/2008/0249 shall be provided prior to the first occupation of any of the residential units within which nothing shall be erected, placed, or allowed to grow to a height exceeding 1 metre above the level of the adjoining carriageway.

4. The replacement hedgerows approved as part of planning application number P/2008/0249 shall be planted in the first available planting season (October to March) following the first occupation of any dwelling. Any part of the hedgerow removed, dying, being severely damaged or diseased shall be replaced with shrubs of similar size and species to those originally required to be planted.

5. The landscaping, including paving and footpath areas indicated on the drawing(s) number(s) 11, 19A, PLAS/LAYOUTPLAN/2008/2 'Entrance Layout' approved as part of planning application number P/2008/0249 shall be completed in all respects within three months of the first use of the units 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. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.

6. The existing first floor landing window on the north west gable of Plas Bostock House shall be glazed in obscure glass and permanently fixed prior to the first occupation of units 1 and 2 and shall thereafter be retained in this condition for so long as the development remains in existence.

7. Details of the construction materials to be used for the boundary walls and fencing shall be submitted to and approved in writing by the Local Planning Authority prior to the first use on site.

8. The means of enclosure to the rear gardens of each dwelling as approved in connection with condition number 7 above shall be erected prior to the first occupation of that dwelling unit.

9. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

10. The development hereby approved shall be carried out in strict accordance with reasonable avoidance measures outlined within the method statement and loft space plan to be retained in perpetuity for the exclusive use of bats, approved as part of this application.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. In the interests of highway safety.
3. In the interests of highway safety.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To retain the character of the farm buildings and protect the setting of Plas Bostock which is a Grade II Listed Building.
6. To protect amenities of future occupiers of units 1 and 2.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To protect the amenities of the occupiers of nearby properties.
9. 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.
10. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.

Note(s) to applicant

If evidence of storage / spillage of chemicals I found in or around the buildings / outbuildings / area, then it would be prudent to investigate the potential for residual contamination. Should you require any advice on this issue please contact the Council's Environmental Protection Section on 01978 297041.

All ancillary operations and the use of plant and machinery, which are audible at the boundary, shall be carried out only between 07.30 hours to 19.30 hours Monday to Friday, between 08.00 hours and 14.00 hours on Saturdays and at no time on Sundays and Bank Holidays.

There shall be no fires on site, to include the prohibition of the burning of cleared vegetation.

Applicants should note that the Council has the option to control construction site noise by means of a Control of Pollution Act 1974, Section 60, Notice, where deemed necessary.

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SOAR CHAPEL
ABERDERFYN ROAD
PONCIAU
WREXHAM
LL14 1SL

**Date
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The separate consent of the Environment Agency is required under the terms of the Water Resources Act 1991 / Groundwater Regulations 1998 for any proposed sewage or trade effluent discharged to a watercourse or other controlled waters. For further guidance please contact the Environment Agency on telephone number 08708 506506.



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

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR