

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 H WILLIAMS WYNN	Code Number	RUA P/2019/0542
Agent	CARTER - JONAS MRS CHARLENE SUSSUMS - LEWIS CANON COURT NORTH ABBEEY LAWN SHREWSBURY SY2 5DE	Date Received	04/07/2019
		Decision Date	02/12/2019

Town and Country Planning Act, 1990

Location of application

CINDERS BARN, CINDERS LANE, RUABON, WREXHAM, LL14 6HN

Description of application

CONVERSION TO OFFICE ACCOMMODATION INCLUDING CAR PARKING AND ALL ASSOCIATED WORKS

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

E5	Employment in the countryside
GDP1	Development objectives
PS2	Development and the environment
PS3	Brownfield Land
T8	Parking

Revision	Date	Description of Decision
0	02/12/2019	Planning permission issued
1	03/09/2020	Details approved in respect of condition 07

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of three 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 L001A dated 8/11/2019, L103 dated 24/7/2018 and L102 dated 24/7/2018 and as contained within the application documentation.

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3. The vehicular parking and turning areas as shown on approved drawing(s) No(s). L001A dated 8/11/2019 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

4. Prior to their installation on the building, detail of all new or replacement 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, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

5. Notwithstanding the detail contained in the approved plans, an alternative means of boundary enclosure to that shown and highlighted in red on drawing number L001A shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

6. The development shall be carried out in accordance with the detail contained in section 6 of the approved Ecological Appraisal of Greenscape Environmental Ltd dated July 2018 reference 1988 001R. All features shall be installed prior to the first occupation of the development hereby approved.

7. No development shall commence until details of a passing place, in addition to the existing one, has been provided to the Local Planning Authority. The approved new passing space shall be fully implemented prior to the first occupation of the development hereby approved.

Date Approved: 03/09/2020 **Reference Number:** P/2020/0136

By: Wrexham County Borough Council

Approved Details: Drawings nos. SK21685-20 and SK21685-22.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990 and to ensure that an extended commencement timescale is not permitted due to the possible habitat for the presence of bats.

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered

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unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

4. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

6. In the interests of protecting species which would otherwise be harmed by the development.

7. In the interests of highway safety.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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