

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 JAMES WARD	Code Number	COE P/2018/1024
Agent	MR JAMES WARD 22 HOPE FARM ROAD ELLESMERE PORT CH66 2TN	Date Received	05/12/2018
		Decision Date	30/01/2019

Town and Country Planning Act, 1990

Location of application

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

Description of application

PLOT NO. 5 - AMENDMENTS, LAYOUT, DESIGN AND MATERIALS OF BARN CONVERSION PREVIOUSLY GRANTED UNDER PLANNING PERMISSION REF P/2013/0093 AND ERECTION OF CAR PORT / BAT HOUSE (FOR THE MITIGATION OF BATS FROM THE MAIN BUILDING)

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	30/01/2019	PLANNING PERMISSION ISSUED
1	25/02/2019	P/2019/0134 - APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/1024 TO AMEND THE ORIENTATION OF THE CAR PORT
2	07/03/2019	P/2019/0105 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 IMPOSED UNDER PLANNING PERMISSION P2018/1024: SUBMISSION OF SAMPLES OF ALL FACING AND ROOFING MATERIALS

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREFa»/ «APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received	«APPReceived»
		Decision Date	«APPDECDATE»

3	24/01/2020	P/2019/0889 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/1024:- CONDITION 6 - SUBMISSION OF DETAILS OF EXTERNAL HEATING / VENTILATION FLUES CONDITION 9 - SUBMISSION OF DETAILS OF ALL NEW OR REPLACEMENT WINDOWS AND DOORS CONDITION 12 - SUBMISSION OF A REPORT VERIFYING THE COMPLETION OF THE MITIGATION / COMPENSATION WORKS REQUIRED CONDITION 13 - SUBMISSION OF A POST CONSTRUCTION LONG TERM MONITORING STRATEGY FOR THE BAT MITIGATION MEASURES
4	30/07/2020	P/2020/0347 -DISCHARGE OF CONDITION 6 (AIR SOURCE HEATING) OF PLANNING PERMISSION P/2018/1024

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. No facing materials shall be used other than materials matching those used on the existing buildings.
3. Prior to their use on the development samples of all 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.

Samples Approved on: 07.03.2019 - Purple / Grey Roof Slate and 'Brymbo' Buff coloured Sandstone.

Reference Number: P/2019/0105

By: Wrexham County Borough Council

4. The development shall be carried out in strict accordance with any noise attenuation and insulation measures approved as part of planning permission ref: P/2013/0093.

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREFa»/ «APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received	«APPReceived»
		Decision Date	«APPDECDATE»

5. The scheme for the comprehensive and integrated drainage of the site approved as part of planning permission ref: P/2013/0093 shall be implemented prior to first use of the development hereby approved and maintained thereafter.

6. No external heating/ventilation flues shall be fitted/installed until details of their location, appearance and external finish have been submitted to and approved in writing by the Local Planning Authority. Heating and ventilation flues shall thereafter only be installed in strict accordance with the details as approved.

Details Approved on: 24/01/2020:

Reference Number: P/2019/0889

By: Wrexham County Borough Council

Approved details:

- * Heritage Cast Aluminium, Half Round Gutters, Coloured Black
- * Inline Natural Vent
- * Plan Ref: 01409/10 Rev A

Details Approved on: 30/07/2020:

Reference Number: P/2020/0347

By: Wrexham County Borough Council

Approved details: Site Plan Ref: 01409/BC17 and Pump Ref: Caernarfon (CAER410MOD1)

7. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

8. The landscaping scheme submitted and approved in connection with condition no. 7 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

9. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing 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, cross sections for glazing bars, sills, heads etc, method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved.

Details Approved on: 24/01/2020

Reference Number: P/2019/0889

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Approved details:

- Velux conservation roof windows
- Solid Oak Doors (natural finish) with Cast Iron Hinges
- Dark Grey Aluminium Windows – Colour ref: 79.9M04

Applicant	«APPAPTITLE» «APPapp1st» «APPAPPSURNAME» «APPCompany»	Code Number	«APPParish» «APPCategory»/«APPREFa»/ «APPREFb»
Agent	«APPAGENTNAME» «APPAGENTA1» «APPAGENTA2» «APPAGENTA3» «APPAGENTA4» «APPAGENTPOST»	Date Received	«APPReceived»
		Decision Date	«APPDECDATE»

10. The extent of re-building works shall be strictly limited to those referred to on the drawings approved as part of this application.

11. The development shall be carried out in strict accordance with the Bat Mitigation/Compensation proposals set out in the 'Barn Owl Mitigation' of the J W Ecological Limited Bat and Barn Owl Mitigation Proposals dated 14 March 2013, the Preliminary Bat Roost Assessment prepared by atmos consulting dated 17 October 2018, the proposed car port mitigation scheme dated 29 October 2018, and as shown on plan ref: GLA-RYD-XX-XX-DR-L-7000 P2, approved as part of this application.

12. 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 11, has been submitted to and approved in writing by the Local Planning Authority.

Details Approved on: 24/01/2020 - Letter dated 08/04/2019 (atmos consulting)

Reference Number: P/2019/0889

By: Wrexham County Borough Council

13. Within one month of the commencement of development, a post construction long term monitoring strategy for the bat mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The bat mitigation shall thereafter be monitored in strict accordance with the strategy as is approved.

Details Approved on: 24/01/2020 – Letter dated 08/04/2019 (atmos consulting)

Reference Number: P/2019/0889

By: Wrexham County Borough Council

14. All new and replacement rainwater goods shall be cast iron or aluminium only.

15. 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.

16. 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 should 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, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight

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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 discharge to any watercourse, land or underground strata.

17. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1409/BC/03, 409/BC/04, 1409/BC/18, 1118-002, GLA-RYD-XX-XX-DR-L-7000 P2, and as contained within the application documentation.

S96 Non-material amendment Approved on: 25.02.2019

Reference Number: P/2019/0134

By: Wrexham County Borough Council

Deleted Drawing Ref: 1409/BC/18

Approved Amended Drawing Ref: 1409/BC/18 Rev A

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the future occupiers of the development.
5. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To define the scope of the planning permission
11. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
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13. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
14. To define the scope of the planning permission
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16. To prevent pollution of the water environment.
17. To define the scope of the planning permission

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Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



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