

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 D WHILDING	Code Number	HOL P/2020/0421
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	04/08/2020
		Decision Date	15/12/2020

Town and Country Planning Act, 1990

Location of application

GREDDINGTON ARMS, HOLT ROAD, LLANYPWLL, WREXHAM, LL13 9SD

Description of application

TROSI TAFARN AC AEILAD ALLANOL YN DRI ANNEDD GAN GYNNWYS
ESTYNIADAU AC ADDASIADAU ALLANOL /
CONVERSION OF PUBLIC HOUSE AND OUTBUILDING INTO THREE
DWELLINGS INCLUDING EXTENSIONS AND EXTERNAL ALTERATIONS

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

EC1	Green Barriers
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
T8	Parking

Revision	Date	Description of Decision
0	15/12/2020	Planning permission issued

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 10097.03A.dsj,

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10097.04A.dsj, 10097.05Adsj, 10097.006.dsj, 10097.07.dsj and 10007.08.dsj and as contained within the application documentation.

3. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Alternatively, gas protection measures should be installed in all new buildings. A methodology of these works (including specification details, design plans, installation, inspection and validation details etc.) should be submitted in writing to the Council for approval prior to any works commencing on site.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 03 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

5. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

6. Development shall not commence until a scheme of ecological mitigation that includes the following has been submitted to and approved in writing by the Local Planning Authority:

- i) Full details of the location and design of a mitigation bat roost as specified in paragraph 7.4 of the Enfys Ecology Update Preliminary Roost Assessment and Emergence Surveys, Version 2 dated 11 November 2020, together with a timescale for the implementation of the mitigation bat roost
- ii) Full details of the location and design of the swallow nest cups as specified in paragraph 8.4 of the Enfys Ecology Update Preliminary Roost Assessment and Emergence Surveys, Version 2 dated 11 November 2020, together with a timescale for their installation;
- iii) A Biosecurity Risk Assessment

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The development shall be carried out in strict accordance with the scheme as approved.

7. Development shall be carried out in strict accordance with the measures specified in paragraphs 7.3, 8.3 and 9.2.2 of the Enfys Ecology Update Preliminary Roost Assessment and Emergence Surveys, Version 2 dated 11 November 2020
8. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
9. 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.
10. The soft landscaping specification as shown on approved drawing number 10097.05A.dsj shall be implemented in the first available planting season following the occupation of the development. The planting shall be retained for a minimum period of five years and any planting which is removed, diseased, topped or lopped shall be replanted with similar sized stock within the first available planting season.
11. All new window frames and doors shall be constructed in timber in accordance with the designs as shown on the approved plans and shall be retained in this condition thereafter.
12. The vehicular parking areas as shown on approved drawing(s) No(s). 10097.05A 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 of motor vehicles at all times.
13. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
14. Prior to first use of units 2 and 3 the vehicular access to those units shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of

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the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

15. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the local planning authority which demonstrates the continuation of the adopted footway to the east of the site across the position of the existing car park access to be closed (the exact position is shown in red on approved drawing no. 10097.05A.dsj). The submitted scheme shall demonstrate the detailed layout, design, drainage and timescale for the construction of the new footway. The development shall be carried out strictly in accordance with those details which may be approved.

16. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

17. Notwithstanding the provisions of Classes A, B, C, D and E of 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 development permitted by those classes shall take place.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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.
10. 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.
11. 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.
12. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. The development is located in the open countryside where it is necessary to control future development in the interests of the visual amenity of the area. It is also considered necessary to control future development in the interests of the future occupiers of the site given the orientation of the properties and the topography of the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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MR STEVE JONES
26
PROSPECT DRIVE
COEDPOETH
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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