

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 STEVEN SG AND EG (UK) LTD	Code Number	WRO P/2019/0348
Agent	BURKE RICKHARDS LTD MR PAUL MAPSTONE DEVCOR HOUSE 91 NORTH HILL PLYMOUTH PL4 8JT	Date Received	02/05/2019
		Decision Date	04/11/2019

Town and Country Planning Act, 1990

Location of application

OAK TREE TAVERN, 45 TO 47, RUABON ROAD, WREXHAM, LL13 7PL

Description of application

CONVERSION OF FORMER PUBLIC HOUSE AND ASSOCIATED FLAT INTO 3 NO. TWO-STOREY DWELLINGS AND CONVERSION AND EXTENSION OF OUTBUILDING TO FORM 3 NO. NEW DETACHED DWELLINGS

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
EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
GDP1	Development objectives
H2	Residential development within settlements
S9	Loss of local facilities
T8	Parking

Revision	Date	Description of Decision
0	04/11/2019	Planning permission issued
1	12/11/2020	Details approved in respect of conditions 09, 10 and 11
2	11/02/2021	Details approved in respect of conditions 03, 04, 05, 06, 08 and 14

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

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five 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 2224 - 100 Revision A, 2224/101 Revision A, 2224 - 105 Revision B, 2224 - 110 Revision A, 2224 - 118, 2224 - 119 Revision, 2224 - 127 Revision A and 2224 - 128 Revision A and as contained within the application documentation.
3. Development shall not commence until the location and specification of 3 no. bat boxes together with a timescale for their installation has been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed in strict accordance with the details as approved and thereafter permanently retained.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Method Statement: Conversion of Former Public House and outbuilding into dwellings, Version 1 dated 11/11/2019

4. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@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.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Photographic Survey

5. Development shall not commence until a scheme of boundary treatment has been submitted to and approved in writing by the Local Planning Authority. Thereafter no means of enclosure shall be erected on any part of the site other than in strict accordance with the scheme as approved.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Drawing 19.2109.18

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6. No works to alter or extend the existing outbuilding shown on drawing no. 2224/101 Revision A until a scheme setting out measures to protect the existing boundary wall adjoining the building and the proposed extension has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Drawing 19.2109.18

7. All re-bedding and re-pointing works shall be carried out using a lime based mortar only. The Council's conservation officer shall be given 5 days' notice in writing of a meeting on site to approve the mix and finish. Works shall only be carried out in strict accordance with such details as are approved.

8. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Letter dated 15 January 2020

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.

Date Approved: 12/11/2020 **Reference Number:** P/2020/0150

By: Wrexham County Borough Council

Approved Details: Welsh Slate roofing tiles (to match existing), Cheshire Pre-War Common Brick (to match existing), timber cladding, Black Finished Cast Iron Half Round Guttering, Black Finish Cast Iron Round Section Rain Water Pipes.

10. 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, method of opening and glazing type and include cross sections for glazing bars, sills and

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heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Date Approved: 12/11/2020 **Reference Number:** P/2020/0150

By: Wrexham County Borough Council

Approved Details: Drawing no. 19.2109.22

11. No dwelling shall be occupied until a scheme for the blocking up of the existing delivery hatch located the footpath on Ruabon Road has been implemented in full in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

Date Approved: 12/11/2020 **Reference Number:** P/2020/0150

By: Wrexham County Borough Council

Approved Details: Drawing no. 19.21.09.21A

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

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s) 2224 - 105 Revision B 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.

14. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Date Approved: 11/02/2020 **Reference Number:** P/2020/0035

By: Wrexham County Borough Council

Approved Details: Drainage Strategy Report reference DR01 Revision P01.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no windows or other openings shall be inserted in the south-east elevation of the dwellings adjoining the south-eastern boundary of the site as shown on drawing no. 2224 - 105 Revision B other than the three roof lights shown on drawings nos. 2224 - 110 Revision A and 2224 - 128 Revision A.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-

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enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed across the access within 5 metres of the highway boundary under Class A, of Schedule 2 Part 2

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 order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. To provide for a record of a building or buildings of local architectural or historic interest 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 preserving the character of the conservation area in accordance with policy EC7 of the Wrexham Unitary Development Plan.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the Listed Building in accordance with Policy EC9 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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of pedestrian safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
12. This is a non-standard reason
13. 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 unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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14. 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 in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

15. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



**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