

Suggested Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Dwg No. J128/004 Rev E

Dwg No. J128/005 Rev F

Reason: To define the scope of the planning permission.

3. No facing or roofing materials shall be used other than those detailed on the application forms and within the approved application documentation.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with UDP Policy GDP1.

4. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for rating and assessing industrial and commercial sound.

Reason: To protect the amenities of the occupiers of nearby properties in accordance with UDP Policy GDP1.

5. The recommendations, as set out in the submitted Ecology Report reference 'LAS110819' and dated 11th and 25th August 2019 shall be fully implemented, prior to first use of the development hereby approved.

Reason: In the interest of safeguarding protected species in accordance with UDP Policy EC6.

6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with UDP Policies EC12 and EC13.

7. The development shall not begin until an appropriate photographic survey, (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016) of the existing building has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. **The photographic survey will be completed by an archaeological contractor.** The resulting digital photographs should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670/552045). 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, 41 Broad Street, Welshpool, Powys, SY21 7RR for inclusion in the regional Historic Environment Record.

Reason: To secure a full photographic record of the original building prior to alteration, conversion or demolition in accordance with UDP Policy EC11.