

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 & MRS SHEFFIELD	Code Number	COE P/2019/0640
Agent	CULLIS ARCHITECTURAL DESIGN MR S CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	19/08/2019
		Decision Date	30/09/2019

Town and Country Planning Act, 1990

Location of application

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

Description of application

CHANGE OF USE FROM FARM BUILDINGS / BARNES TO 3 NO. RESIDENTIAL DWELLINGS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	30/09/2019	PLANNING PERMISSION ISSUED
1	10/12/2019	P/2019/0836 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2019/0640. CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS CONDITION 4 - SUBMISSION OF DETAILED NOISE REPORT CONDITION 7 - SUBMISSION OF DETAILS

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		OF TREE PROTECTION FENCING AND GROUND PROTECTION MEASURES CONDITION 8 - SUBMISSION FOR APPROVAL IN WRITING OF REMOVAL OF THE FENCING CONDITION 9 - SUBMISSION OF SCHEME OF LANDSCAPING CONDITION 10 - SUBMISSION OF SCHEME OF BOUNDARY HEDGE PLANTING CONDITION 15 - SUBMISSION OF DETAILS FOR SCHEME OF BAT AVOIDANCE, MITIGATION AND COMPENSATION MEASURES CONDITION 17 - SUBMISSION OF A POST CONSTRUCTION LONG TERM MONITORING STRATEGY FOR THE BAT MITIGATION MEASURES CONDITION 18 - SUBMISSION OF AN EXTERNAL LIGHTING SCHEME CONDITION 20 - SUBMISSION OF DRAWINGS FULLY DETAILING ALL NEW OR REPLACEMENT WINDOWS AND DOORS
2	17/02/2020	P/2021/0030 - DISCHARGE OF CONDITIONS 5 (DRAINAGE), 16 (ECOLOGY), 19 (EXTERNAL FLUES) AND 21 (PAINT COLOUR) OF PLANNING PERMSSION P/2019/0640

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 PD165/05, PD165/06, PD165/07, PD165/08 and PD/165/09 and as contained within the application documentation.

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3. 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.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Materials: Plan Ref – PD165/07 and Photographs Dated 06 December 2019

4. No part of the development shall commence until a noise survey has been undertaken to determine noise levels for both day and night having regard to Planning Policy Guidance (Wales) Technical Advice Note 11 - Noise. The detailed report to be submitted and approved by the Local Planning Authority shall include:

- a. noise levels arising from day/night activities arising from the A525 Road adjacent to the proposed development site and the impact on the proposed accommodation.
- b. Details of the present noise levels arising from traffic in relation to the proposed development site.
- c. A detailed scheme of noise insulation and/or attenuation measures so designed to safeguard the amenity of future occupants of the proposed accommodation as detailed above.

All data shall be representative of typical conditions for both day (0700 - 2300 hours) and night (2300 - 0700 hours).

Any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the details as approved. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Noise Ref: Elite Energy 3718-1

5. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

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i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Approval: 17.02.2021 **Reference Number:** P/2021/0030

By: Wrexham County Borough Council

6. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 5. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

7. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

8. The tree protection fencing and ground protection measures approved in connection with condition no.07 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

9. 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.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Landscaping Plan Ref: PD165/09

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10. Within 6 months of the first use of the development hereby approved, boundary hedges shall be planted on site accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Planting Plan Ref: PD165/09

11. The planting scheme implemented in connection with condition nos. 9 and 10 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

12. 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.

13. With the exception of those shown on approved plan ref: PD/165/09, and 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 gate, fence, wall or other means of enclosure shall be erected, constructed or placed upon the application site under Class A, of Schedule 2 Part 2.

14. 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 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.

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15. No part of the development shall commence until a detailed scheme of bat avoidance, mitigation and compensation measures have been submitted to and approved in writing by the Local Planning Authority. The bat mitigation shall be completed in all respects in strict accordance with the details as may be approved.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Mitigation Scheme Ref: Stephen Cutmore 3702

16. 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 no. 15 has been submitted to and approved in writing by the Local Planning Authority.

Approval: 17.02.2021 **Reference Number:** P/2021/0030

By: Wrexham County Borough Council

Approved Report Ref: Cutmore S. (2020). Plot 7 Home farm Buildings, Ruthin Road, Coedpoeth, Wrexham . LL11 3BP : Building Development – Bat Mitigation Audit. Stephen Cutmore Arboricultural and Ecological Services.

17. Within one month of the commencement of development, a post construction long term monitoring strategy for the bat mitigation measures approved in connection with condition no. 15 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.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Strategy Ref: Stephen Cutmore 3702

18. Prior to first use of the development, an external lighting scheme compliant with the provisions of the Institution of Lighting Professional and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall

- a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and
- b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

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Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Lighting Scheme Ref: Plan Ref – PD165/07 and Specification 3710

19. 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.

Approval: 17.02.2021 **Reference Number:** P/2021/0030

By: Wrexham County Borough Council

20. 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.

Approval: 10.12.2019 **Reference Number:** P/2019/0836

By: Wrexham County Borough Council

Approved Windows and Doors Refs: PD165/09 and PD165/10

21. Prior to first use of the development, all external joinery / aluminium shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

Approval: 17.02.2021 **Reference Number:** P/2021/0030

By: Wrexham County Borough Council

Approved Colour: Black

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

23. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.

Reason(s)

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

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2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.
4. To protect the amenities of the occupiers of the properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
6. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
7. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
8. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 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. In the interests of protecting the character of the buildings and the openness of the countryside in accordance with UDP Policies PS2, GDP1 and H3.
13. 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.
14. To prevent pollution of the water environment.
15. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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16. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

17. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

18. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

19. 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.

20. 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.

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

22. 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.

23. 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.

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.

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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.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. The applicant is advised to contact the Housing and Public Protection Department of the Council on 01978 315733 for further guidance.



**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