

CADNANT

PLANNING

JAMES'S FARM, RUABON, LL14 6DW
PLANNING STATEMENT
MRS RUTH EDWARDS
OCTOBER 2020
2019.105_02

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB

Chester | 3 Bretton House, Bell Meadow Business Park, Park Lane, Pulford, Chester CH4 9EP

Planning Statement



Status of report:	Issue	V1.0	October 2020
Author:	Sarinah Farooq MPlan, Eleanor Carpenter MRTPI		
Checker:	Rhys Davies MRTPI		
Reviewer:	Rhys Davies MRTPI		
Approved by:	Rhys Davies MRTPI		
Document control:	CAD.01		

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of Cadnant Planning Ltd. All plans are reproduced from the Ordnance Survey Map with the permission of the Controller HMSO, Crown Copyright Reserved, Licence No. 100020449



Cadnant Planning are accredited by and work to ISO 9001:2015 standard (The British Assessment Bureau)

Contents

1. Introduction.....	1
2. The site and context	2
3. The proposed development	4
4. Policy context.....	5
5. Main considerations.....	8
6. Conclusion	23

1. Introduction

- 1.1 This Planning Statement is submitted as part of an application for the conversion of outbuildings into five residential dwellings and associated creation of amenity and parking spaces at James's Farm, Ruabon.
- 1.2 The outbuildings proposed to be converted as part of this planning application are disused, former agricultural buildings.
- 1.3 Prior to the submission of this application, a pre-application enquiry was undertaken (ref: ENQ/2020/0021) for a proposal that included the conversion of the outbuildings into three dwellings and three holiday let units. No concerns were raised in regard to the principle of the conversion of these buildings into residential dwellings. Following the feedback provided from Wrexham County Borough Council for this pre-application enquiry, the scheme has been amended, and the current proposal is for the conversion of these outbuildings into five residential dwellings.
- 1.4 The adopted development plan consists of the Wrexham Unitary Development Plan (UDP) 1996-2011, which was adopted on 14th February 2005. Its replacement, the Wrexham Local Development Plan (LDP) has been through the examination process and it is not likely to proceed to adoption until 2021. However, at this time, the draft policies are not being used for development management purposes.
- 1.5 This Planning Statement sets out an appraisal of the application site and its surroundings, the proposal, the relevant planning policy and guidance, and sets out the main considerations relating to the proposed development.

2. The site and context

- 2.1 The application site is located outside of the settlement of Ruabon and within the Green Barrier, as identified on the UDP Proposals Map but proposed to be outside the Green Wedge in the LDP.
- 2.2 The site comprises of three disused, former agricultural buildings, a drive and parking area serving the main farmhouse, and the existing access off the A539 dual carriageway.
- 2.3 The outbuildings are sited on the plot in a courtyard formation, with an enclosed courtyard in the centre. The outbuilding furthest north within the site is single storey in nature; the others are two storey in nature. Further details of the outbuildings are detailed further within this report.
- 2.4 The site is located within James's Farm, which was originally part of the Wynnstay estate. All all of the original buildings are of stone construction.
- 2.5 Along with the main farmhouse residence, a touring caravan park operates from the premises and has done so for 40 years. The existing touring park has permission for 40 caravans in total, and is located to the south of the current application site. The farmhouse is located to the east of the application site.
- 2.6 The premises is lined with mature trees along the shared boundaries with the A539 to the north and the A483 to the east. There are also a large number of mature trees within the touring caravan park to the south of the site.
- 2.7 The site is also close to the Grade I designated Wynnstay Park and Garden, which is also a Special Landscape Area.
- 2.8 To the west of the site is a recent commercial development with retail units such as Costa Coffee and ALDI. The undeveloped land to the west has planning permission for housing.
- 2.9 The following aerial photograph identifies the application site in the context of its surroundings.

Planning Statement

*Figure 2.1 Aerial image of the application site in the context of its surroundings
(Google Maps)*



3. The proposed development

- 3.1 The proposed scheme is for the conversion of the former agricultural outbuildings at James's Farm, Ruabon into five, high quality residential dwellings.
- 3.2 The site is currently accessible off the A539 dual carriageway to the north of the site. The existing access and internal access road and drive would remain as existing to serve the proposed dwellings.
- 3.3 The parking for the dwellings proposed would be provided within the existing courtyard and other surrounding areas of the buildings within the site.
- 3.4 The buildings along the north and south of the courtyard would benefit from the use of the courtyard for amenity and parking space. These two buildings would be split into two dwellings each, and the remaining building would be converted into a stand-alone dwelling with a walled garden to the rear.
- 3.5 The proposed housing mix would be as follows:
- Two x semi-detached, two bedroom bungalows;
 - One x detached, two bedroom dwelling; and
 - Two x semi-detached, three bedroom dwelling.
- 3.6 The development proposed is for a conversion scheme; the proposed external changes to the outbuildings are minimal.

4. Policy context

- 4.1 This section provides a summary and analysis of the local and national planning policy relevant to the consideration of the application.

National planning policy

Planning Policy Wales (Edition 10, December 2018)

- 4.2 Paragraph 1.17 of Planning Policy Wales (PPW) states that “legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”.
- 4.3 PPW identifies that local planning authorities should therefore exercise their planning functions with the objective of contributing to the achievement of sustainable development.

Technical Advice Notes (TAN's)

- 4.4 The relevant TAN's to be referred to for the proposed development are as follows:
- TAN 5: nature conservation and planning;
 - TAN 6: planning for sustainable rural communities;
 - TAN 12: design;
 - TAN 18: transport; and
 - TAN 24: the historic environment.

Building Better Places (July 2020)

- 4.1 In July 2020, the Welsh Government issued the document Building Better Places: The Planning System Delivering Resilient and Brighter Futures.
- 4.2 The document emphasises the importance for the consideration of health and well-being throughout the planning system of Wales.
- 4.3 The document sets out ways for which future development and the planning system must move forward following the significant impact that Covid-19 has had on communities. It emphasises the importance of creating homes that are life-long, adaptable, secure and affordable. The document states that we need to “...ensure we

Planning Statement

are building homes and neighbourhoods that are great places to live, with easy access to services and appropriate infrastructure and greenspace”.

- 4.4 The guidance also notes that Covid-19 has demonstrated that planning decisions can be undertaken quickly and effectively and continues to encourage this.

Local planning policy

- 4.5 In accordance with the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the starting point for determination of the application is the Development Plan which comprises, in this instance, the Wrexham Unitary Development Plan (UDP) 1996-2011, which was adopted on 14th February 2005.

- 4.6 The main policies within the UDP which are relevant to the determination of this application are provided below:

PS1	Settlement limits
PS2	Environmental Impacts
PS11	Biodiversity
GDP1	Development Principles
T8	Parking
H3	Conversion of buildings outside settlement limits
H5	Housing in the Countryside
EC1	Green barriers
EC5	Special Landscape areas
EC6	Biodiversity
EC11	Archaeology
EC13	Surface water run-off

- 4.7 Wrexham County Borough Council also provide the following Local Planning Guidance Notes (LPGN) which provides guidance which are relevant to the proposed scheme:

Planning Statement

- Converting rural buildings;
- Landscaping and development;
- Housing in the countryside;
- Parking standards;
- Space around dwellings;
- Residential design; and
- Biodiversity.

4.8 An assessment of the relevance of the above policies, and how the proposal complies with them, is provided in section 5 of this Planning Statement.

5. Main considerations

5.1 The main considerations of the application are as follows:

- Principle of development;
- Heritage, design and impact on character of the surrounding area;
- Residential amenity;
- Biodiversity; and
- Access and parking.

5.2 These are discussed in turn below.

Principle of development

5.3 The main consideration for the principle of the proposed development relates to compliance with Policy H3 which relates to conversion of buildings outside of the settlement limits into residential use. The policy states that development will be permitted where:

a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

5.4 The outbuildings are disused, traditional agricultural barns that are no longer used for agricultural purposes. There is no economic demand for the outbuildings. In any case, it is considered that non-residential uses would not be appropriate for the site due to the residential use of the existing farmhouse on the premises, and the proximity of the outbuildings to this dwelling. A residential use would complement the site and existing use. It is therefore considered that the use of the buildings as residential dwellings is acceptable in principle in this respect.

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

5.5 The buildings are evidently in a good structural condition having been well maintained despite being redundant and are capable of conversion in line with the guidance provided in LPGN on Converting rural buildings. The LPGN promotes the conversion of buildings that make a “*positive contribution*” to the area, and states that:

“Provided they are structurally sound, conversion of these buildings, for example to employment or community use, visitor accommodation or housing can safeguard their

Planning Statement

future. By re-using existing resources, conversions can also meet the aims of sustainable built development”.

- 5.6 The LPGN identifies that buildings that fall within the following criteria are not suitable for conversion; these are buildings that are:
- *Structurally unsound;*
 - *roofless, missing substantial sections of wall, or so ruined that only vestiges remain of the original structure;*
 - *of temporary construction;*
 - *eyesores which should be removed in the interests of landscape conservation;*
 - *unsuitable in terms of size and form of construction;*
 - *at risk of flooding.*
- 5.7 In regard to the above criteria, the outbuildings which form the basis of this application are:
- structurally sound;
 - do not comprise missing roofs or substantial sections of walls, and are not ruined;
 - are permanent in nature;
 - are attractive, traditionally built stone buildings;
 - are suitable to be converted into dwellings in terms of size and form of construction;
 - and
 - are not in risk of flooding.
- 5.8 The LPNG also states that in the case of conversions into residential dwellings, the floor area within the existing building should a minimum of 40m² be able to provide acceptable standards of accommodation. In this case, the buildings are able to provide over 40m² for each dwelling proposed as part of this application.
- 5.9 Therefore, it is considered that the proposal would comply with this criterion of Policy H3.
- c) any inherent characteristics of merit in the building are retained; and*
- 5.10 Overall, minimum external changes are required to provide the accommodation. As far as possible, the internal layout and the character of the outbuildings are to be retained. More details are provided further within this report.

Planning Statement

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and

5.11 The proposed dwellings would comprise of existing buildings without any extensions, and their respective curtilages would comprise of the structures and established areas within the existing courtyard and surround areas. No part of the development would intrude into the undeveloped countryside. Further, the development would utilise an existing access and would not require the provision of services at public cost.

e) the floor plan of the existing building is sufficient to create a habitable dwelling.

5.12 As stated previously, all dwellings proposed would exceed the minimum requirement to provide 40m² of accommodation floor space, as specified within the LPGN. The proposed plans submitted with this application demonstrated the provision of spacious, high quality dwellings.

5.13 Policy H5 of the UDP states that outside of settlement limits, new dwellings will be permitted where they accord with certain criteria; one of these is that the proposal accords with Policy H3.

5.14 Notwithstanding the fact that site is located outside of settlement limits, it is considered that the proposed site is a sustainable location. The site lies adjacent to the settlement boundary of Ruabon to the north, and is within very close proximity to range of local services and facilities within and around the settlement.

5.15 To the west of the site is a recent commercial development, comprising of retail premises including an ALDI supermarket, a SPAR convenience store, a Costa Coffee café and a Greggs bakery. These are located approximately 0.2 miles away from the site which is approximately a 4-minute walk away, directly accessible from the site entrance via the pavement along the A539.

5.16 Within Ruabon itself, there are a wide range of facilities including schools (St Mary's Church in Wales School and Ysgol Maes-y-Llaen), Ruabon Medical Centre, a pharmacy and Ruabon library. All of these are within a 15-minute walk away from the application site, and are accessible via pavements along the respective roads.

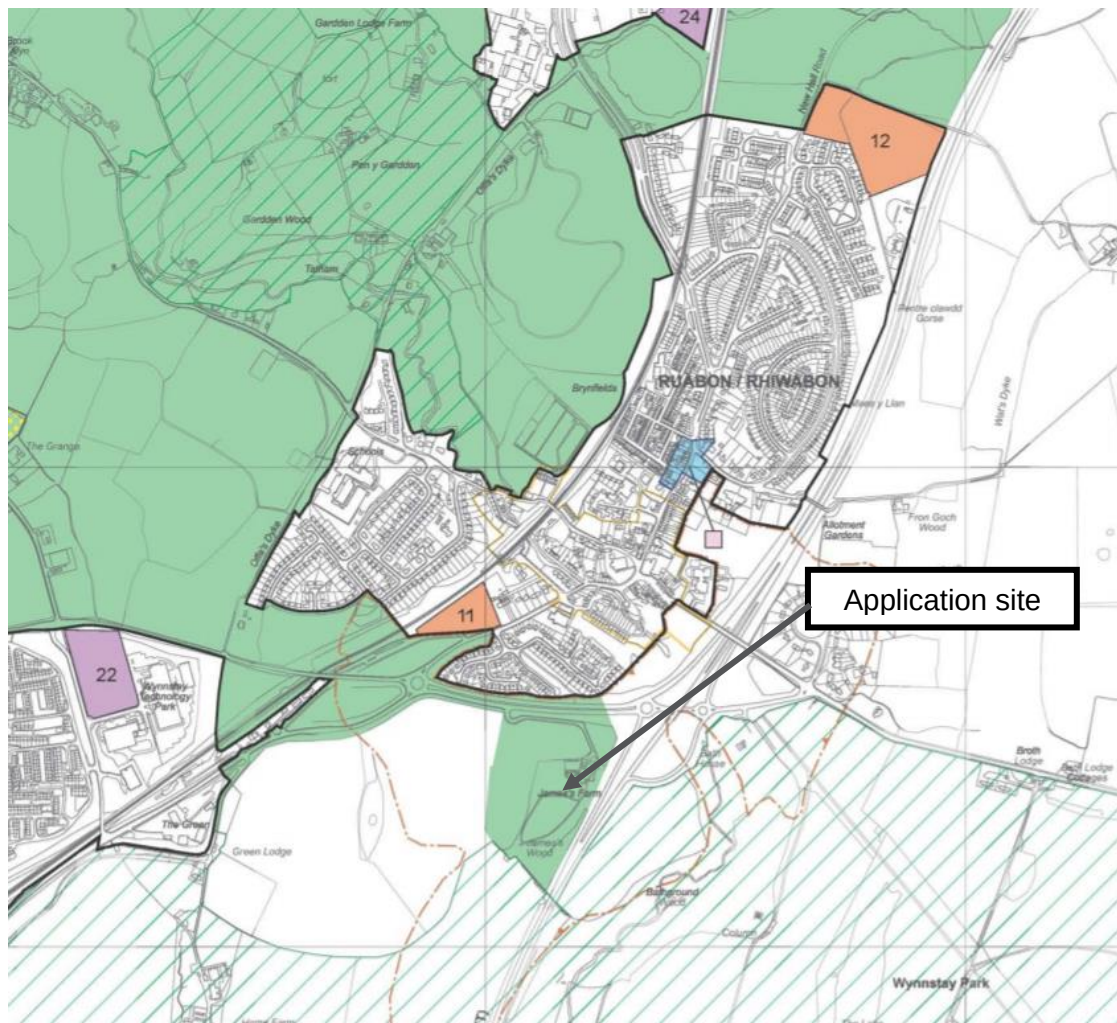
5.17 The nearest bus stops are located approximately 0.3 miles away, approximately a 7-minute walk away. The bus services from these offer frequent journeys to and from Llangollen, Oswestry and Wrexham. Ruabon railway station is located approximately

Planning Statement

0.4 miles away from the site, which is an approximate 10-minute walk away. This provides easy access to destinations such as Chester, Shrewsbury and within and around North Wales.

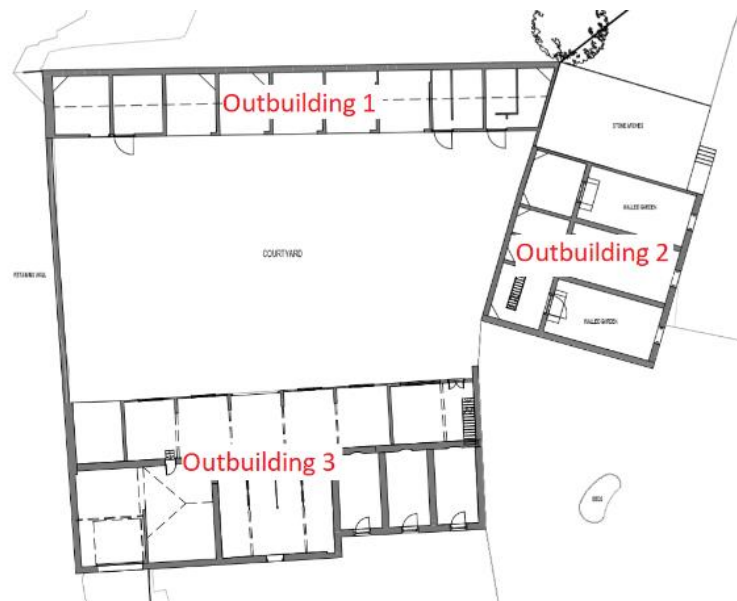
- 5.18 In the absence of an up-to-date Unitary Development Plan (UDP) and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on Joint Housing Land Availability Studies (JHLAS), TAN1, January 2015, there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a zero land supply. The proposed development for the additional housing is brought forward based on the need to increase the housing land supply in a suitable location adjoining the settlement boundary.
- 5.19 It is acknowledged that there is an emerging LDP; however, despite this, it is considered that the proposed development would be suitably located within a sustainable location for the reasons outlined above.
- 5.20 Given the above, we consider that the conversion of the outbuildings into five residential dwellings outside of the settlement limits at James's Farm to be acceptable in this respect.
- 5.21 It is acknowledged that the application site is located within the Green Barrier. Policy EC1 states that development that is acceptable within Green Barriers is limited to development for "*agriculture, forestry, essential facilities outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it*".
- 5.22 However, this part of the Green Barrier, in which the proposed site lies, forms a separate branch to the wider area of the overall Green Barrier. This is demonstrated in by Figure 5.1 below.

Figure 5.1 Extract of the Proposals Map (UDP) showing relevant Green Barrier (filled in green) over the application site



- 5.23 Further, the proposed development makes use of the existing outbuildings, courtyard, external areas, access, internal access road and parking areas within the site. No part of the development would protrude out into the undeveloped area of the Green Barrier. It is considered therefore that the proposed development would not have any impact upon the openness of the Green Barrier, and would not conflict with the policy intention.
- 5.24 In any case, it should also be noted that this part of the Green Barrier would not be included within the area designated as a Green Wedge within the Proposals Map of the emerging LDP.

- Figure 5.2 Plan showing existing floorplans of the outbuildings**



- 5.29 By 1879, Outbuilding 2 is shown attached to the structure to the arches, along with the enclosed garden area, and Outbuilding 3 is shown in situ. Outbuilding 1 is not shown.

Planning Statement

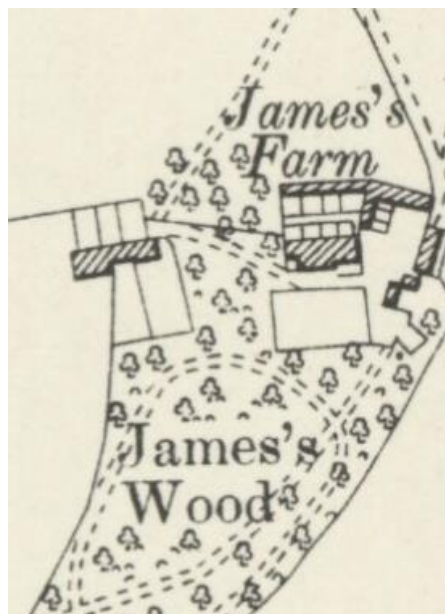
but there is a building on the west of the courtyard that has since been removed as can be seen below.

Figure 5.3 Extract of historic map from 1879



- 5.30 By 1900, all three outbuildings that are the subject of this application are shown as can be seen below.

Figure 5.4 Extract of map from 1900



- 5.31 The maps indicate that Outbuildings 2 and 3 were constructed during the first half of the 19th Century, and that Outbuilding 1 dates from the latter part of the 19th Century.
- 5.32 Outbuilding 1 is a single storey brick built building with a slate roof which has roof vents. On the elevation facing the courtyard of the nine bays, five are open as can be seen below. Externally it is proposed to fill in these openings on the south elevation and to install fenestration including bifold doors. On the north elevation, additional windows

Planning Statement

are to be inserted and internally it is proposed to retain three of the bays and part of a further two.

Figure 5.5 Photograph of Outbuilding 1 – South Elevation



- 5.33 Outbuilding 2 has two storeys and is constructed of stone on two elevations (south and west), and brick on two elevations (north and east) under a slate roof with three vents on the ridge. On the eastern side of the building are three enclosed yard areas which relate to the three bays of the building. On the west elevation, there is evidence of a blocked window on the upper floor in the centre and the windows on the east elevation have hood moulds above. Internally, there is a staircase providing access to the upper floors, which is proposed to be moved as part of the scheme. On the ground floor, the three bays are retained in part internally although it is proposed to combine the three separate yard areas and create one larger one, whilst keeping this as the same size and retaining the external boundary wall.
- 5.34 The external boundary wall on the northern elevation is attached to the previous structure with the arches as shown. The structure with the arches now has the access track through the middle, but continues on the opposite side of this.

Figure 5.6 Photograph of Outbuilding 2 – North Elevation



Figure 5.7 Photograph of Outbuilding 2 – South Elevation



Figure 5.8 Photograph of Outbuilding 2 – West Elevation



- 5.35 Outbuilding 3 also has a combination of wall materials, with the south and east elevations being stone, the north elevation being brick and the west comprised of the metal sheeted extension which is located on top of stonework. The stone work indicates that the building has had more than one build phase.
- 5.36 The building is two storeys in part and there is a cat slide roof on the northern roof slope, with this part of the building being single storey. There are also roof vents on this building. On the northern (single storey) section there are 8 bays on the other section there is an open area and three bays on the eastern end. Some of the bays are retained, and a new staircase is proposed, along with the alteration and relocation of the existing one. A number of new rooflights are proposed in order to provide light to the upper floor.

Planning Statement

Figure 5.9 Photograph of Outbuilding 3 – South Elevation



Figure 5.10 Photograph of Outbuilding 3 – North Elevation



Figure 5.11 Photograph of Outbuilding 3 – South and East Elevations



- 5.37 Overall, whilst some changes in the fenestration pattern and new windows and doors are proposed, all new openings are kept to the minimum required to provide the accommodation. As far as possible the internal layout and the character of the

Planning Statement

outbuildings is also to be retained. The buildings remain centred around the courtyard and this remains as one central space as it has been historically. The structure containing the stone arches which is attached to Outbuilding 2 is not affected and remains intact. Whilst some changes are proposed that could potentially affect the way the history of the buildings and the farmstead is read e.g. creating one walled garden space from the three existing at Outbuilding 2, these are also kept to a minimum and finding a new use for these traditional buildings that retains the existing character and evidence of the former use is considered to be important.

- 5.38 From a policy context, there is both national and local policy and guidance that is relevant. The national policy and guidance relates to undesignated historic assets as well as designated assets and seeks to ensure their character is retained, as it recognises the importance they have to the overall landscape and character of the Welsh landscape. It is set out in PPW, TAN 24 The Historic Environment, and several documents produced by Cadw. Paragraph 6.1.5 of PPW states:

“The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved”.

- 5.39 In regard to the UDP, criterion a) of Policy GDP1 requires all new development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality. Policy EC11 is also relevant as it relates to scheduled and non-scheduled sites.
- 5.40 Policy H3 relates to the Conversion of Buildings Outside Settlement Limits and only permits this subject to a number of criteria including c) that any inherent characteristics of merit in the building are retained. The scheme is considered to be in line with the relevant policies and guidance from a conservation perspective as it seeks to retain the character of the buildings and their relationship with each other and the wider farmstead and landscape.

Planning Statement

- 5.41 The LPNG on Converting Rural Buildings sets out the approach the Council takes in considering proposals for the change of use and conversion of rural buildings. This recognises the positive contribution they make to the character and appearance of the area. It states that it is essential that converted buildings retain their original character and not have the appearance of a new building. The guidance requires them to retain key features, including internally, and to minimise new openings including rooflights. It also proposes the use of traditional materials such as timber for windows and doors and methods such traditional pointing techniques.
- 5.42 There is a balance to be achieved between preserving historic buildings and finding them a new use in order to preserve them for future generations. The scheme as proposed is considered to be appropriate from a conservation perspective. Care will be taken to ensure that domestic paraphernalia, etc does not detract from the character of the buildings and introduce a suburban feel to the rural nature of the site.
- 5.43 Care will also be afforded to ensure that the detailing is appropriate to the simple nature of these outbuildings and does not attempt to affect the hierarchy they have with the house and wider historic estate setting.
- 5.44 It is noted that although current building regulations Part L seek to improve the energy efficiency of buildings, where this could impact on the character or performance of traditional buildings e.g. breathability, then it is not necessary to fully meet the regulations.

Residential amenity

- 5.45 The only residential property within the near vicinity of the site is the existing farmhouse at James's Farm, sited to the east of the application site.
- 5.46 By virtue of the separation distance between the farmhouse and the proposed development, and the orientation of the plot, it is not considered that the proposed development would have any adverse impacts upon this dwelling.
- 5.47 Additionally, given that the development is for conversion of the buildings only, no additional overshadowing or overbearing impacts would result from this development.

Biodiversity

- 5.48 As part of this application, a Protected Species Survey was undertaken for the buildings proposed to be converted. The survey found that the buildings support small day roosts of principally pipistrelle bats and lesser numbers of brown long-eared bats, possibly both a day and night roost. In addition to the bat roosts the buildings also support small numbers of nesting swallows.
- 5.49 The proposed conversion of the buildings would, in the absence of mitigation and compensation, result in the loss of the bat roosts and swallow nesting sites. As such, to avoid the loss of bat roosts on the site and avoid disturbance to roosting bats and nesting birds mitigation and compensation measures, including the careful timing of site works and the provision of replacement bat roosting and bird nesting features, will be taken prior to and during the conversion phase.
- 5.50 Details of these are provided within the Protected Species Survey and Proposed Mitigation document submitted as part of this planning application.

Access and parking

- 5.51 TAN 18 provides guidance on transport and identifies that the Welsh Government's principal objective for new development is to ensure that they are located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.
- 5.52 The Active Travel (Wales) Act 2013 focuses on walking and cycling as a mode of transport and highlights the importance of planning and building walking and cycling infrastructure as well as encouraging behaviour change in Wales.
- 5.53 Policy T8 of the UDP seeks to support development that provides vehicle parking in line with the Council's parking standards. The policy also states that special regard will be afforded to the availability of public transport, proximity to local services and facilities, and road safety hazards and amenity considerations that would result from on-street parking.
- 5.54 The site is accessed via the A539 dual carriageway. As stated previously, the premises has been used for 40 years as a touring caravan park. The existing access is plenty wide enough to adequately cater for the existing traffic, as well as the additional traffic

Planning Statement

resulting from the proposed development. It operates as a left-in and left-out junction with adequate signing and road markings in place on the highway to allow for safe vehicle manoeuvre into and out of the site.

- 5.55 It is considered that given the above, the addition of five dwellings on the site would result in a negligible increase in the use of the access. Further, there is turning space within the site to allow for vehicles to exit the site forward-facing.
- 5.56 To the west of the site are a number of services and facilities, including an ALDI supermarket, a SPAR convenience store, a Costa Coffee café and a Greggs bakery. These are located approximately 0.2 miles away from the site which is approximately a 4-minute walk away, directly accessible from the site entrance via the pavement along the A539.
- 5.57 The nearest bus stops are located approximately 0.3 miles away, approximately a 7-minute walk away. The bus services from these offer frequent journeys to and from Llangollen, Oswestry and Wrexham. Ruabon railway station is located approximately 0.4 miles away from the site, which is an approximate 10-minute walk away. This provides easy access to destinations such as Chester, Shrewsbury and within and around North Wales. Therefore, it is considered that the development of the site would promote the use of walking, cycling and public transport, in line with national and local policy.
- 5.58 The scheme provides on-site parking as shown on the accompanying plans. The LPGN on Parking standards provides the following guidance for parking provision for new residential development:

Figure 5.12 Extract from LPGN on Parking standards

C3 Dwellings	1 bedroom	1.5 car space per unit	Sufficient space to provide at least 2 secure cycle parking spaces per dwelling. In the case of flats, this should be provided via safe and secure communal cycle parking areas.
	2 bedrooms	2 car spaces per unit	
	3/4 bedrooms	3 car spaces per unit	
	5 or more bedrooms	4 car spaces per unit	

- 5.59 The plans demonstrate adequate parking provision for the northern and eastern dwellings proposed, in line with the above standards. The southern dwellings proposed comprise of the two semi-detached three bedroom dwellings; these are shown to be served by only two parking spaces each on the plans. However, there is extensive space within the site to accommodate additional parking space for more than two

Planning Statement

additional cars. In any case, six visitor parking spaces are proposed to be provided with the development, and therefore the shortfall of parking for the southern dwellings can be met by these.

- 5.60 In accordance with above, it is not expected that the proposal would have any adverse impact upon highway safety, would not result in any on-street parking issues, and would be located in a location that would promote travel via walking, cycling and public transport. Therefore, it is considered to be acceptable in this respect.

6. Conclusion

- 6.1 The proposal relates to the conversion of the former agricultural outbuildings at James's Farm, Ruabon into five, high quality residential dwellings.
- 6.2 Feedback received from the Council for the pre-application enquiry (ref: ENQ/2020/0021) confirmed that the principle of the conversion of the proposed outbuildings on the site into residential dwellings was acceptable in principle.
- 6.3 It is considered that the proposed development would comply with local policy in relation to the conversion of buildings outside of settlement limits, would be located within a sustainable location and would not have any impact upon the openness or character of the Green Barrier.
- 6.4 By virtue of the siting, scale, design and landscaping of the development, the proposal would not result in any adverse impacts upon the character of the surrounding landscape, heritage assets, residential amenity or highway safety.
- 6.5 As demonstrated throughout this report, we consider the proposal to be in accordance with the adopted policies in the UDP, as well as the overarching principles of the PPW. We therefore consider the proposed development acceptable.

CADNANT

PLANNING

Conwy | 20 Connaught House, Riverside Business Park, Benarth Road, Conwy LL32 8UB
| 01492 581800

Chester | Bretton House, Bell Meadow Business Park, Pulford, Chester CH4 9EP
| 01244 621007

www.cadnantplanning.co.uk