

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 SHAUN STOCKER	Code Number	GRE P/2020/0463
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	17/08/2020
		Decision Date	16/12/2020

Town and Country Planning Act, 1990

Location of application

MOSS BANK FARM, BORRAS ROAD, BORRAS, WREXHAM, LL13 9TN

Description of application

TROSI YSGUBOR YN ANNEDD A CHODI GAREJ DDWBL /
CONVERSION OF BARN TO DWELLING AND ERECTION OF DOUBLE
GARAGE

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

EC3	Agricultural Buildings
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
PS3	Brownfield Land
T8	Parking

Revision	Date	Description of Decision
0	16/12/2020	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 five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SO87/006 Rev F, SO92/002 Rev A 1 of 2 and SO92/002 Rev A 2 of 2, SO87/0005 Rev B 1 of 2 and SO87/0005 Rev B 2 of 2, and as contained within the application documentation.

3. Prior to their use on the development samples of all external facing, hard landscaping 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.

4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Activity Survey and Reasonable Avoidance Measures for Great Crested Newts Report by Susan Worsfold, Ref MOS310520 and dated August 2020 approved as part of this application. The mitigation, compensation and reasonable avoidance measures hereby approved shall be fully implemented prior to first use of the development.

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

6. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. SO87/006 Rev F within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

7. Prior to first use of the development, all external joinery 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.

8. The works shall only be carried out in strict accordance with the window details shown on plan ref: SO87/0005 Rev B 2 of 2 approved as part of this application. The windows shall be of timber framing only and shall thereafter only be replaced on a like for like basis.

9. Prior to first use of the development the site shall be laid out in strict accordance with approved plan ref: SO87/006 Rev F.

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10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2013 and 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Classes A - E of Schedule 2 Part 1 or Class A of Schedule 2, Part 2 other than the development hereby granted permission.

11. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house provided that such use shall not preclude the garaging of a private motor car.

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

13. 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), the agricultural buildings shown to be retained on approved plan refs: SO87/006 Rev F, SO92/002 Rev A 1 of 2 and SO92/002 Rev A 2 of 2 shall only be used for the storage of machinery and implements used in connection the maintenance of the remaining agricultural land contained within the red line only, and for no other purpose.

14. 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 on site except for those shown on the approved plan ref: SO87/006 Rev F which shall be fully implemented in strict accordance with the plan prior to first use of the development.

15. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

16. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

17. 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.

18. The residential curtilage shall not extend beyond the area coloured green on approved plan ref: SO87/006 Rev F.

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19. The works to the retained agricultural buildings shall be completed in all respects and in strict accordance with the details shown approved plan refs: SO92/002 Rev A 1 of 2 and SO92/002 Rev A 2 of 2, prior to first use / occupation of the new dwelling.

20. Prior to commencement of the development hereby approved, details of an Ecological Clerk of Works (ECoW) together with site report checking for use of the site by protected species and outlining any required additional reasonable avoidance measures shall be submitted to and approved in writing by the Local Planning Authority. The reasonable avoidance measures as may be approved shall be fully implemented prior to first use of the development.

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. 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 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.
5. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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.
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 ensure the works reflect the character and appearance of the building 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.

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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 that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. 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.
15. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
18. 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.
19. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
20. 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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Note(s) to applicant

The applicant is advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect this proposal and the applicant may wish to contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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.

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.

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

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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