

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 JOHN CLARKE	Code Number	BRN P/2020/0880
Agent	CHARTLAND DEVELOPMENTS LLP MR ANDREW JONES THE DRIFTHOUSE STUDIO FORTON BARNES MONTFORD BRIDGE SHREWSBURY SY4 1ET	Date Received	21/12/2020 05/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, WOLVESACRE HALL, ISCOYD, WHITCHURCH, SY13 3AS, ,

Description of application

TRAWSNEWID BARN I DDAU DWYRAIN / CONVERSION OF BARN INTO TWO DWELLINGS

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

CLF9	Visitor accommodation outside settlement limits
E5	Employment in the countryside
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/03/2021	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered: Location plan,

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Proposed Site Plan A1 - 1:500 Rev A, As Proposed A1 - 1:50 1:100 Rev B, Stirling, P. (2020). Phase 2 bat Activity Survey: Wolvesacre Hall. Arbor Vitae Environment Ltd (22/10/2020) and contained within the application documentation

3. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a plan indicating the positions, design, materials and type of boundary treatment and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

4. 4. No development, including site clearance, shall commence until a site wide Amphibian Method Statement for construction has been submitted to and approved in writing by the Local Planning Authority. The Method Statement should include:

- o Details of protective measures to be taken to minimise the impacts on GCNs.
- o Actions to be taken in the event that previously unidentified GCN features are found.
- o Details of measures to prevent or reduce incidental capture or killing of GCNs.

The Method Statement shall be carried out in accordance with the approved details.

5. 5. The development permitted by this planning permission shall only be carried out in accordance with the approved Bat Survey - Stirling, P. (2020). Phase 2 bat Activity Survey: Wolvesacre Hall. Arbor Vitae Environment Ltd (22/10/2020)

The mitigation measures recommended shall be implemented and retained as such.

6. Prior to first use of the development the highways improvements including passing bays and hedge trimming to visibility splays shall be laid out in strict accordance with layout plan No. Proposed Site Plan A1 - 1:500.

7. The vehicular parking and turning areas as shown on approved drawing(s) No. Proposed Site Plan A1 - 1:500 shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

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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. 4. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development and to ensure that an approved Method Statement is implemented, which protects Great Crested Newts affected by the development, in accordance with Wrexham UDP policy EC6.
5. 5. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted in accordance with Wrexham UDP policy EC6.
6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. 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

Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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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