

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 HARRIS	Code Number	MIN P/2017/0591
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	13/07/2017
		Decision Date	28/09/2017

Town and Country Planning Act, 1990

Location of application

CAE HAIDD, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UF

Description of application

CONVERSION OF BARN TO HOLIDAY LET INCLUDING REBUILDING OF EXISTING OUT-RIGGER AND NEW ROOF

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	28/09/2017	Planning permission issued
1	30/04/2018	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2017/0591 :- CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS CONDITION 4 - SUBMISSION OF PAINTED FINISH COLOUR OF ALL EXTERNAL JOINERY

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		CONDITION 5 - SUBMISSION OF DETAILS OF ALL NEW OR REPLACEMENT WINDOWS AND DOORS CONDITION 7 - SUBMISSION OF A PHASED SITE INVESTIGATION OF THE NATURE AND EXTENT OF CONTAMINATION CONDITION 8 - SUBMISSION OF COPY OF THE APPROPRIATE PHOTOGRAPHIC SURVEY OF THE EXISTING BUILDINGS CONDITION 9 - SUBMISSION OF SCHEME OF A VERGE CROSSING TO THE SITE
2	19/02/2020	P/2020/0110 - APPLICATION FOR NON MATERIAL AMENDMENTS TO PLANNING PERMISSION REF: P/2017/0591 TO AMEND THE SITE LAYOUT AND THE REAR ELEVATION OF THE BUILDING TO HOUSE A WATER TANK
3	09/09/2020	P/2020/0444 - DISCHARGE OF CONDITION 7 (REMEDIATION STRATEGY) OF P/2017/0591

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 H092/004 Rev A, H092/005 and H092/006 Rev A as contained within the application documentation.

S96 Non-material Amendment: 19.02.2020

Reference Number: P/2020/0110

By: Wrexham County Borough Council

Approved Plan Refs: H092/005 Rev A and H092/009 Rev E

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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: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

Approved Roof Sample: Natural Slate

4. 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.

Approval: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

Approved Colour: White

5. 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, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

Approval: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

Approved Plan Ref: H092/007

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

7. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved

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scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Approval: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

Approved Report Refs: R2504-R01-V1 and 2504-L01 and **Email Dated:** 30/04/2018

Approval: 09.09.2018 **Reference Number:** P/2020/0444

By: Wrexham County Borough Council

8. No works shall commence until an appropriate photographic survey of the existing buildings on the site has been carried out. Copies of the survey shall be submitted to and approved in writing by the Local Planning Authority, and the resulting photographs should be deposited with the County Sites and Monuments Record, operated by The Clwyd-Powys Archaeological Trust (7a Church Street, Welshpool, Powys, SY21 7DL).

Approval: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

9. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted and approved in writing by the Local Planning Authority.

Approval: 30.04.2018 **Reference Number:** P/2018/0168

By: Wrexham County Borough Council

Approved Plan ref: H092/008

10. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. H092/006 Rev A. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

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

12. 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.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s). H092/005 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

S96 Non-material Amendment: 19.02.2020

Reference Number: P/2020/0110

By: Wrexham County Borough Council

Approved Amended Plan Ref: H092/005 Rev A

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 further development shall take place under Classes A, B, C, D, E of Schedule 2 Part(s) 1, other than the development hereby granted permission.

15. The development shall be carried out in strict accordance with the findings, recommendations and method contained within Section 11 of the Inspections & Assessment by The Tyrer Partnership and dated 08/09/2017 approved as part of this permission.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure the works reflect the character and appearance of the building.

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5. To ensure the works reflect the character and appearance of the building.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of the amenities of the future occupants of the buildings
8. To provide for a record of a building or buildings of local architectural or historic interest
9. In the interests of highway safety.
10. To ensure the formation of a safe and satisfactory access.
11. 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.
12. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
13. 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.
14. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.
15. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.

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.

The applicant should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the

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Council's Housing and Public Protection Department on 01978 315300.

Further advice on compliance with condition no. 06 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site. 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.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.

The location of the treatment plant has not been specified. The treatment plant and any soakaway system should be located at least 10 metres from any watercourse, and over 50 metres away from any spring or well. If it is intended for the treatment plant to discharge to a watercourse, this must have a constant, sufficient flow through the year for adequate dilution to the effluent.

The private foul drainage associated with this development will require an Environmental permit under the Environmental Permitting Regulations 2010, from Natural Resources Wales, unless an exemption applies. The applicant is advised to contact Natural Resources Wales on 0300 065 3000 for further advice and to discuss the issues likely to be raised. The applicant should be aware that a permission may not be granted. Additional guidance on 'Environmental Permitting' can be assessed:

<http://naturalresources.wales/permits-and-permissions/water-discharges/discharges-to-surface-water-and-groundwater/?lang=en>



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Officer Appointed for this purpose
Head of Environment and Planning

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