

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 STEVEN APCA CAPITAL LTD	Code Number	WRO P/2020/0393
Agent	JAMES CAMPBELL ASSOCIATES LTD MR FRANK SMITH CAMPBELL HOUSE 173 ROCHDALE ROAD FIRGROVE MILNROW ROCHDALE OL16 3BN	Date Received	15/04/2020
		Decision Date	22/12/2020

Town and Country Planning Act, 1990

Location of application

OAK TREE TAVERN, 45 TO 47, RUABON ROAD, WREXHAM, , LL13 7PL

Description of application

TROSI ADEILAD ALLANOL I FFURFIO 2 ANNEDD AC ESTYNIAD (CANIATÂD CYNLLUNIO GYNT P/2019/0348) /
CONVERSION OF OUTBUILDING TO FORM 2 DWELLINGS AND
EXTENSION (PREVIOUS PLANNING PERMISSION P/2019/0348)

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

Revision	Date	Description of Decision
0	22/12/2020	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 19.2109.SC3.1E Scheme 3 - Proposed Barn Conversion, 19.2109.16H Proposed Site Plan and 19.2109.22 Timber Windows and Door Details and as contained within the application documentation.

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3. The development shall be carried out in strict accordance with the EPS Method Statement L Conversion of Former Public House and Outbuilding into Dwellings at Oak Tree Tavern 45-47 Ruabon Road, Wrexham - Version 1 - dated 5 August 2020

4. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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

6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 19.2109.16H 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.

7. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no windows or other openings shall be inserted in the south-east elevation of the dwellings hereby granted planning permission.

9. 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 across the access within 5 metres of the highway boundary under Class A, of Schedule 2 Part 2

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. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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4. 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.
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 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
7. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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



Officer Appointed for this purpose

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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