

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 JON MINSHAW	Code Number	BAN P/2019/0703
Agent	MOSS CO MR GRAHAM MOSS BROOKGATE HALL PLEALEY WELL LANE SHREWSBURY SY5 0UY	Date Received	10/09/2019
		Decision Date	17/01/2020

Town and Country Planning Act, 1990

Location of application

ALTHREY WOODHOUSE, BANGOR ON DEE, WREXHAM, LL13 0DA

Description of application

PART DEMOLITION, EXTENSIONS AND ALTERATIONS TO DWELLING AND ERECTION OF REPLACEMENT STABLES AND TRACTOR SHED

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

EC13	Surface water run-off
EC3	Agricultural Buildings
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	17/01/2020	Planning permission issued
1	6/4/2020	P/2020/0169 Discharge of conditions 3, 5, 6 and 8 Granted

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 conformity with the details shown on the approved drawing(s) numbered:
 - 1124 02 Site Plan
 - 1124 14 F Proposed Landscape Plan
 - 1124 29A Proposed first floor
 - 1124 28 A Proposed ground floor
 - 1124 30A proposed n W Elevations
 - 1124 31A Proposed E S Elevations
 - 1124 37 Existing Stables Plan and Elevations
 - 1124.5 Existing ground floor plan
 - 1124.6 Existing first floor plan
 - 1124 36 B Proposed outbuilding S E Elevations
 - 1124.7 Existing southern elevation
 - 124.8 Existing eastern elevation
 - 1124 34B Proposed outbuilding ground floor
 - 1124 38 Proposed shed plan and elevations
 - 1124.9 Existing northern elevation
 - 1124 35B Proposed outbuilding N W Elevations
 - 1124.10 Existing western elevation
 - 1124 01 Location Plan
 - 1124 41 Surface water drainage
 and in the application documentation:
 - Heritage Impact statement
 - Access statement
 - Biodiversity survey and report
 - preliminary bat roost assessment addendum
 - Heritage and planning statement

3. Prior to their use on the development samples of all external facing and surfacing 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.

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Date Approved: 6/4/2020 **Reference Number:** P/2020/0169

By: Wrexham County Borough Council

Approved Details: The details set out in the application are acceptable in principle, and samples must be provided for prior approval on site by the Local Planning Authority

4. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1124 14F 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.

5. Reasonable Avoidance Measures relating to Great Crested Newts shall be implemented in line with an appropriate method statement to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The development shall be carried out in accordance with the approved scheme.

Date Approved: 6/4/2020 **Reference Number:** P/2020/0169

By: Wrexham County Borough Council

Approved Details: Arbor Vitae RAMS Method Statement

6. No development with the potential to impact on invasive species shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The development shall be carried out in accordance with the details as approved.

Date Approved: 6/4/2020 **Reference Number:** P/2020/0169

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Approved Details: Moss & Co Assessment

7. The development shall be carried out in accordance with the recommendations of the Ecological reports listed in condition 2 above.

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8. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

Date Approved: 6/4/2020 Reference Number: P/2020/0169

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Approved Details: HE photographic Survey RK Morris

9. The stables / tractor shed shall not be used for any commercial or business purposes other than agriculture or forestry purposes..

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 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 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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7. To ensure that the development does not harm the protected species identified on site in the interests of the conservation of wildlife in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To safeguard residential amenity

Note(s) to applicant

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular its layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards.

While it is possible to seek planning permission in isolation of seeking SAB approval we emphasise the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved. These comments are made in advance of any formal response from either the SAB or the Lead Local Flood Authority through the normal planning application consultation process to allow your early consideration of the implications of the new legislative requirements for your proposed development.

Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.
 Please note the advice issued by Natural Resources Wales which is available on the Council's website under the planning applications search facility

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Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

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.

There should be no burning of manure and soiled horse bedding at the site.



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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

