

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 JOHN AND GLENYS MATTHEWS	Code Number	MAR P/2016/0692
Agent	ROGER PARRY AND PARTNERS LLP MR RICHARD CORBETT THE ESTATES OFFICE 20 SALOP ROAD OSWESTRY SY11 2NU	Date Received	15/07/2016
		Decision Date	23/11/2016

Town and Country Planning Act, 1990

Location of application

PENYFRON FARM, GYFELIA, WREXHAM, LL13 0YH

Description of application

CONVERSION OF FARM BUILDING TO SINGLE DWELLING,
ALTERATIONS TO EXISTING VEHICULAR ACCESS, INSTALLATION OF
SEPTIC TANK AND ASSOCIATED WORKS

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

GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	23/11/2016	Planning permission issued
1	24/01/2020	Details submitted in respect of conditions 02, 04, 07, 10 and 17 approved.

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 RPP/RC-JOB30-03 Rev

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B, RPP/RC-JOB30-05 Rev C, RPP/RC-JOB30-07, RPP/RC-JOB30-09, RPP/RC-JOB30-11, RPP/RC-JOB30-13 and contained within the application documentation.

3. No development shall commence until a detailed scheme bat compensation measures has been submitted to and approved in writing by the local planning authority. The measures shall be in line with recommendations set out in section 6 of the approved report of Oakwood Ecology (author Simon Cope MSc MCIEEM) dated December 2015). The measures shall be implemented in accordance with a time scale to be submitted as part of the scheme of detail and retained thereafter.

Date Approved: 24/01/2020 **Reference Number:**

By: Wrexham County Borough Council

Approved Details: Method Statement for EPS Licence Works at Pen y Fron Farm dated 22/11/2019

4. No development shall commence until a detailed scheme of hedgerow replanting (as indicated in red on the approved plan), to include a planting specification and a management and maintenance regime over a 5 year period has been submitted to an approved in writing by the local planning authority. The scheme as approved shall be implemented within the first available planting season following the first occupation of the development hereby approved.

Date Approved: 24/01/2020 **Reference Number:** P/2019/0926

By: Wrexham County Borough Council

Approved Details: Hedgerow replanting details received 17/12/2019

5. 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.

6. No part of the development shall be occupied until an ecological compliance audit has been carried out by a suitably qualified ecologist, independently appointed of the principal ecologist, and has been submitted to and approved in writing by the local planning authority.

7. Development shall not begin until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing structure 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

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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: 24/01/2020 **Reference Number:** P/2019/0926

By: Wrexham County Borough Council

Approved Details: Level 1 Historic Building Record, Project Code A0232.1, Report no. 0220 dated October 2019

8. 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.

9. 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.

10. The development hereby approved shall not in any circumstances commence unless the local planning authority has been provided with either:
a) a licence issued by Natural Resources Wales pursuant to Regulation 53 of the Conservation and Habitat Regulations 2010 authorizing the specified activity/development to go ahead; or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Date Approved: 24/01/2020 **Reference Number:**

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Approved Details: Method Statement for EPS Licence Works at Pen y Fron Farm dated 22/11/2019

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11. All new and replacement rainwater goods shall be of cast iron or cast aluminium only.
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), no further development shall take place under Classes A, B, C, D, E, F or G' of Part 1 and Class A of Schedule 2 Part(s) 2, other than the development hereby granted permission.
14. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the west and 2.4 metres x 160 metres to the east measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
15. The vehicular parking and turning areas as shown on approved drawing(s) No(s). RPP/RC-JOB30-03 Rev B 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.
16. 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.
17. If the development hereby approved does not commence (or, having commenced, is suspended for more than 12 months) within 12 months of the date of this approval, a comprehensive review of the requirements of the approved report referred to in condition no. 3 shall be submitted to and approved in writing by the local planning authority. Where necessary, the detail shall be amended and updated. The review shall be informed by further ecological surveys commissioned to establish if there have been any changes in the presence and/or abundance of bats using the site. The development shall be carried out strictly in accordance with those details as may be approved.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure that wildlife, which is afforded statutory protection is not harmed through the course of the implementation of this planning permission.
4. To ensure that wildlife, which is afforded statutory protection is not harmed through the course of the implementation of this planning permission and to ensure the visual amenity of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure that wildlife, which is afforded statutory protection is not harmed through the course of the implementation of this planning permission.
7. To secure a basic record of the original structure which will be altered/converted.
8. To ensure the works reflect the character and appearance of the building.
9. To ensure the works reflect the character and appearance of the building.
10. To ensure that wildlife, which is afforded statutory protection is not harmed through the course of the implementation of this planning permission.
11. To ensure the works reflect the character and appearance of the building.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. The building is located in a sensitive open location whereby any further uncontrolled development could have a detrimental impact upon the landscape.
14. To ensure that adequate visibility is provided at the proposed point of access to the highway.

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15. 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.
16. In the interests of highway safety.
17. To ensure that wildlife, which is afforded statutory protection is not harmed through the course of the implementation of this planning permission.



**Officer Appointed for this purpose
Head of Environment and Planning**

**Refer to the Statement of Applicant's Rights and General Information enclosed
or refer to the following link:-**

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm