

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 DEREK ROBERTS	Code Number	GRE P/2016/0756
Agent	BLUEPRINT ARCHITECTURAL SERVICES LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER ABBAY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received Decision Date	03/08/2016 07/11/2016

Town and Country Planning Act, 1990

Location of application

DISUSED SHIPPON, LAND ADJOINING POPLAR COTTAGE, MARFORD HILL, MARFORD, WREXHAM, LL12 8SZ

Description of application

ERECTION OF DETACHED DWELLING AND ASSOCIATED DOUBLE GARAGE AND CONSTRUCTION OF NEW ACCESS OFF VILLAGE WALKS

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
EC7	Conservation Areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	07/11/2016	Planning permission issued.
1	31/03/2017	Approval of condition nos. 8, 9, 10, 14, 15, 16 and 17.
2	11/09/2017	Approval of condition 13.

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

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Condition(s)

1. The development hereby approved shall be commenced before the expiration 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 R065/003 Sheet 1 of 1 Rev C and R065/004 Sheet 1 of 1 Rev C and contained within the application documentation.
3. With the exception of those shown on the approved plan, no windows or other openings shall be inserted in the building facing Poplar Cottage (South).
4. 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, G of Part 1 and Class A of Part 2 other than the development hereby granted permission.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 18 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
6. The vehicular parking and turning areas as shown on approved drawing(s) No(s). R065/004 Sheet 1 of 1 Rev C 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 vehicular access shall be provided to the development hereby approved other than that shown on the approved layout plan numbered R065/004 Sheet 1 of 1 Rev C.

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8. 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.

P/2017/0023	Approval of facing materials: - Facing brick and natural slate (details held on planning file as no specification provided). - Parex rough cast render painted white. - Black painted reveals to windows and doors on the painted brick sections.	Approved by Wrexham County Borough Council dated 31/03/2017
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9. 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.

P/2017/0023	Approval of drawing no. R065/006 Sheet 1 of 1. Timber	Approved by Wrexham County Borough Council dated 31/03/2017
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	panel doors painted white.	
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10. 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.

P/2017/0023	Approval of white painted finish.	Approved by Wrexham County Borough Council dated 31/03/2017
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11. All new and replacement rainwater goods shall be cast iron only.

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

13. Development shall not begin 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.

P/2017/0023	Confirmation from Clwyd-Powys Archaeological Trust that the photographic record has been	Approved by Wrexham County Borough Council dated 11/09/2017
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	updated with the required detail.	
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14. No development shall commence, to include any demolition, until a detailed ground investigation survey has been carried out in relation to the 2 no. neighbouring grade II listed privies and submitted to and approved in writing by the local planning authority. The investigation shall propose mitigation measures to ensure the long term stability of the privies during the construction and occupation phase of the development hereby approved. The development shall be carried out strictly in accordance with the scheme as may be approved.

P/2017/0023	Approval of: - Report of document titled Structural Appraisal Report for Existing Privies of Andrew Hannett Limited dated November 2016. - Drawing of scaffold support to privies numbered - On site discussion with contractors confirming inclusion of planks rather than just footboards between tubes and facing	Approved by Wrexham County Borough Council dated 31/03/2017
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	elevations.	
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15. Prior to commencement of the works hereby approved a site meeting between the Council's Conservation Officer and the Contractor shall take place in order to determine the extent of repair and replacement of the historic fabric. The applicant/contractor shall give the Council's Conservation Officer no less than 5 working days notice in writing of this meeting.

P/2017/0023	Meeting held 14/03/2017 between applicant and Conservation Officer.	Approved by Wrexham County Borough Council dated 31/03/2017
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16. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

P/2017/0023	Approval of: - drawing R065/005 Rev A Sheet 1 of 4 and Sheet 2 of 4 - Cast iron grilles.	Approved by Wrexham County Borough Council dated 31/03/2017
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17. Prior to the commencement of development a scheme shall be submitted to and approved in writing by the local planning authority which identifies the specification, number and location of bat boxes to be located on the building. The bat boxes shall be installed in accordance with the detail as may be approved and retained thereafter.

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P/2017/0023	Approval of Ecological Report of The Tyrer Partnership dated 18/11/2016.	Approved by Wrexham County Borough Council dated 31/03/2017
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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 protect the amenities of the occupiers of nearby properties.
4. Due to the restricted nature of the application site and its prominence within the Marford Conservation Area.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
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.
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.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure the works reflect the character and appearance of the building.
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12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. To provide for a record of a building or buildings of local architectural or historic interest

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14. To ensure the works are carried out in a manner to ensure that the setting of the neighbouring listed structures is protected.
15. To protect the integrity of the Listed Building.
16. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building
17. To ensure that the development makes provision for statutorily protected species which may otherwise be harmed by the development.



**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