

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	MESSERS J FRANCIS ROBERTS AND SON LTD	Code Number	CEF P/2016/0606
Agent	NCS WHITMORE AND HUMPHREYS LTD THE WILLOW TREE WILLOW STREET OSWESTRY SHROPSHIRE SY11 1AJ	Date Received	28/06/2016
		Decision Date	01/08/2016

Town and Country Planning Act, 1990

Location of application

BETHANIA CHAPEL, BETHANIA ROAD, ACREFAIR, WREXHAM, LL14 3TS

Description of application

CHANGE OF USE OF CHAPEL TO MIXED USE OF PLACE OF WORKSHIP AND FUNERAL PALOUR TOGETHER WITH EXTENSION NEW PORCH AND EXTENSION OF GARAGING

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	01/08/2016	Planning permission issued
1	06/03/2017	Details submitted and approved - condition no. 5 submission of an appropriate photographic survey

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 15/5026:2/A and 15/5056:3/A contained within the application documentation.

Applicant	MESSERS J FRANCIS ROBERTS AND SON LTD	Code Number	CEF P/2016/0606
Agent	NCS WHITMORE AND HUMPHREYS LTD THE WILLOW TREE WILLOW STREET OSWESTRY SHROPSHIRE SY11 1AJ	Date Received	28/06/2016
		Decision Date	01/08/2016

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. With the exception of those shown on the approved plan and 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 windows or other openings shall be inserted in any elevation of the extension facing south or east.
5. 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.

Details Approved: 06/03/2017 **Reference Number:** P/2016/0606

By: Wrexham County Borough Council

Approved Details: Photographic Survey

6. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.
7. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
8. 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.
9. Prior to first use of development a pavement 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.
10. 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

Applicant	MESSERS J FRANCIS ROBERTS AND SON LTD	Code Number	CEF P/2016/0606
Agent	NCS WHITMORE AND HUMPHREYS LTD THE WILLOW TREE WILLOW STREET OSWESTRY SHROPSHIRE SY11 1AJ	Date Received	28/06/2016
		Decision Date	01/08/2016

provided across the approved access to intercept any such run off prior to first use of the development.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the occupiers of nearby properties.
5. To provide for a record of a building or buildings of local architectural or historic interest
6. To protect the amenities of the occupiers of nearby properties.
7. 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.
8. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
9. In the interests of pedestrian safety.
10. In the interests of highway safety.

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.

Applicant	MESSERS J FRANCIS ROBERTS AND SON LTD	Code Number	CEF P/2016/0606
Agent	NCS WHITMORE AND HUMPHREYS LTD THE WILLOW TREE WILLOW STREET OSWESTRY SHROPSHIRE SY11 1AJ	Date Received	28/06/2016
		Decision Date	01/08/2016

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.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action. Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority. A licence will need to 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. The licence is a separate form and

Applicant	MESSERS J FRANCIS ROBERTS AND SON LTD	Code Number	CEF P/2016/0606
Agent	NCS WHITMORE AND HUMPHREYS LTD THE WILLOW TREE WILLOW STREET OSWESTRY SHROPSHIRE SY11 1AJ	Date Received	28/06/2016
		Decision Date	01/08/2016

will need to be obtained from the Highways Department, Wrexham County Borough Council, telephone 01978 297158.



**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