

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 SHAUN TROWBRIDGE	Code Number	HOL P/2016/0617
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	28/06/2016
		Decision Date	21/10/2016

Town and Country Planning Act, 1990

Location of application

CORNISH HALL BARNS, WREXHAM ROAD, HOLT, WREXHAM, LL13 9SW

Description of application

ALTERATIONS TO UNIT 5 INCLUDING REBUILDING OF OUTRIGGER AND NEW PARKING BARN / STORE; CONVERSION OF EXISTING OUTBUILDING TO PROVIDE PARKING BARNS / STORES FOR UNITS 2, 3 AND 4; ALTERATION TO WINDOW AND DOOR DESIGN; NEW SITE LAYOUT (INCLUDING RESIDENTIAL CURTILAGES) (IN PART RETROSPECT)

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

EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	21/10/2016	Planning permission issued
1	22/03/2017	Non-material amendments to landscaping and re-wording of condition no.5 to allow the changes to be made to the landscaping (P/2017/0222)

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

Applicant	MR SHAUN TROWBRIDGE	Code	HOL P/2016/0617
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Number Date Received	28/06/2016
		Decision Date	21/10/2016

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered C3621 L(9-)01 Rev P4, C3621 L(2-)09 Rev P5, C3621 P07 Rev E, C3127 P07 Rev F, C3621 L02 Rev P1, C3621 L(2-)08 rev P7, C3621 L(2-)04 Rev P4, C3621 L (32) 01 Rev P2, C3621 L (32) 02 Rev P2, C3621 L(32) 03 Rev P2, C3621 L (32) 04 Rev P2, C3621 L (32) 05 Rev P2, C3621 L (9)03 Rev P2 and C3127 P08 rev F contained within the application documentation.
2. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no extensions or additions to the dwellings or within the curtilages hereby approved shall be erected under classes A, B, C, D or E of Schedule 2 Part 1.
3. The vehicular parking and turning areas as shown on approved drawing (s) No L(9)01 Rev P3 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 vehicles at all times.
4. The development shall be carried out in strict accordance with the findings recommendations and method statement contained within the Ecology Assessment/Bat Survey and Mitigation Plan as carried out by Gerald Longley Ecological Consultants GLEC-0533-01 dated June 2012 approved under planning permission ref: P/2012/0578. The mitigation and compensation measures hereby approved including barn owl, bat and sparrow boxes, and bat loft with access, as detailed on plan ref: C3127 P07 rev F and C3621 L(2-)08 Rev P7, shall be fully implemented prior to first use of the development.
5. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. C3621 L(9) 03 Rev P2 and C3621 L(9) 02 Rev P3 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.

Details Approved: 22/03/2017 **Reference Number:** P/2017/0222

By: Wrexham County Borough Council

Amended Condition:

Applicant	MR SHAUN TROWBRIDGE	Code	HOL P/2016/0617
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Number Date Received	28/06/2016
		Decision Date	21/10/2016

The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. C3621 L(9) 03 Rev P3 and C3621 L(9) 02 Rev P4 no later than by 31 March 2017.

6. The planting scheme implemented in connection with condition no 5 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of a similar size and species to those originally required to be planted.

7. 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), any window or opening in the elevation facing south in Plot 5 shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

8. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window in the elevation facing East in Plot 1 shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained and remain fixed shut at all times.

9. The external lighting scheme shown on plans refs: C31227 P08 Rev F and C3127 P07 Rev F and as detailed within the Lighting Strategy - Covering Note approved as part of this application shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed anywhere within the application site.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. 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.
4. Having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

Applicant	MR SHAUN TROWBRIDGE	Code	HOL P/2016/0617
Agent	CASSIDY AND ASHTON MR GUY EVANS 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Number Date Received	28/06/2016
		Decision Date	21/10/2016

5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To protect the amenities of the occupiers of nearby properties.
8. To protect the amenities of the occupiers of nearby properties.
9. To ensure that the development does not harm the protected species identified on site in the interests of the conservation of wildlife.

Note(s) to applicant

The existing roof lights in the north east facing roof slope of Unit No 5, are unauthorised. The works are not approved as part of this permission and shall be removed within 28 days of this decision.



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