

www.glynvalleytramway.org.uk
Glyn Valley Tramway Shed Redeveloped
Glyn Valley Group Shed yard

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

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Expiry Date: 2003/2/12
Decision Notice Sent: 28/02/2012
Grid Reference: E 320085
N 337818



Applicant MR RIV CARTER
GLYN VALLEY TRAMWAY
GROUP

Code No LGC P/2012/0054

Agent ISP ARCHITECTS
MR MATTHEW HOARE
61
REGENT STREET
WREXHAM
LL11 1PF

Date Received 25/01/2012

Decision Date 28/02/2012

Town and Country Planning Act, 1990

Location of application

THE OLD TRAMWAY ENGINE HOUSE, NEW ROAD, GLYN CEIRIOG, WREXHAM, LL20 7HE

Description of application

CHANGE OF USE AND RENOVATIONS/ALTERATIONS TO EXISTING STORAGE SHED TO CREATE HERITAGE AND INTERPRETATION CENTRE AND EXTERNAL WORKS TO CREATE REPLICA STATION PLATFORM

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

EC12	Development and flood risk
EC8	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

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

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. 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.
3. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.
4. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 3 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 90 metres in both directions 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.
6. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the premises shall be used except for the precise purposes described in the application plans and documents.
7. Any works to the roof of the building to which this permission relates shall only be carried out in a precautionary manner to include the following:
 - Any weather boarding, hanging tiles, soffits, fascia and barge boarding shall be removed by hand, and
 - Should any bats be discovered all works on the building shall cease and the Countryside Council for Wales contacted for further advice.
8. No use of the development shall be made before 0900 hours or after 1900 hours on any day.
9. Prior to first use of the development, a 3 metres high boundary fence shall be erected along the South West boundary in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained.
10. Prior to first use of the development, signage shall be implemented on site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority. The signage shall thereafter be

22/04/2013

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permanently retained in a readable condition.

11. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

12. No development shall take place within 3 metres either side of the public sewer which crosses the site.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. In the interests of the amenities of the future occupants of the buildings
4. In the interests of the amenities of the future occupants of the buildings
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To ensure that the development fully complies with the appropriate policies and standards.
7. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
8. To ensure that the Heritage and Interpretation Centre is not used at a time which would be likely to cause nuisance or disturbance to nearby residents.
9. To protect the amenities of the occupiers of nearby properties.
10. To protect the amenities of the occupiers of nearby properties.
11. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
12. To protect the integrity of the public sewer and avoid damage thereto.

Note(s) to applicant

Further advice on compliance with condition no. 3 may be obtained by contacting the Council's Environmental Protection Team on 01978 315733. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

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You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Trehamis, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on 0800 917 2652

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The applicant is advised that the site lies partially within a Zone C2 Flood Risk Zone. For further information on protection from flooding matters please contact Mr Barry at the Environment Agency Wales on telephone number 01244 894582

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed
Head of Community Wellbeing and Development, Lambpit Street, Wrexham,
LL11 1AR

