

DSO/W10/1974/6.0

ERB P/2011/0091

13th July 2015

Wrexham County Borough Council
Planning Department
16 Lord Street
Wrexham
LL11 1LG

For the attention of Mr Mathew Phillips

Dear Mr Phillips,

Location of application: OLD HALL FARMHOUSE, EYTON, WREXHAM, LL13 0DD

**Description of application: CONVERSION OF REDUNDANT BARN TO DWELLING;
AND ERECTION OF GARAGE AND STORE**

Further to receipt of the planning permission in respect of the above site, for which I thank you, I now attach additional information in respect of all conditions, 1 - 23 for your further consideration.

Planning Consent Ref: Code No: ERB P/2011/0091

<u>Condition No.</u>	<u>Comment</u>
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| 1. | Condition noted and client informed. It is our intention to commence within 7 days of receipt of confirmation of discharge of conditions. The actual date will be confirmed at that time. |
| 2. | Condition noted and client has been informed of the importance of this condition and they have confirmed that it is their intention to carry out the works in line with the approved plans and drawings. Any variation to this would be subject to a separate application. |
| 3. | Condition noted and client has been informed that all works in relation to the implementation of this permission, including deliveries to and/or leaving the site shall be undertaken only during the specified hours; and at no time on a Sunday or Bank Holiday. |

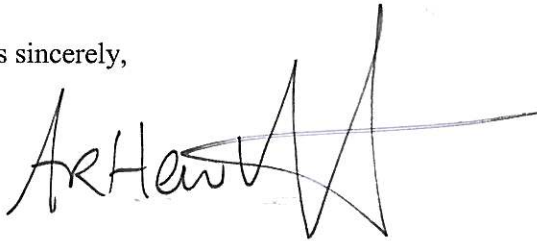
4. Prior to first use of the vehicular access the client has been informed of their responsibility to surface the access with hard bound materials for a minimum distance of 10 metres behind the adjoining highway.
5. Prior to first use of the development the vehicular access will provide visibility splays of 2.4 metres x 215 metres in both directions, measured to the nearside edge of the adjoining highway. The client has been informed that within these splays, there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway.
6. The vehicular parking and turning areas shown on attached drawing W15/2379/01 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.
7. The client has been informed that they cannot erect gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
8. Our client has been informed regarding this condition that the access hereby approved shall be a minimum width of 4.1 metres.
9. The removal of permitted development has been explained to our client and if there were to be variation then this would be applied for under a separate application.
10. Pictorial samples of all external facing materials, walls, and gates are shown on drawing W15/2379/01 for approval. Existing materials are to be used for the walls and roof (i.e. brick under slate).
11. The development will be carried out in accordance with the recommendations of the ecological report dated June 2010, see condition 13 below and attachments.
12. Condition noted and client informed.
13. Our ecologist has been instructed to apply for an EPSL licence and to prepare a method statement in support of that application. Please see attached the ecologist's method statement in compliance with this condition which also contains appropriate Schwegler bat and bird boxes; and their appropriate positions.
14. The client has been informed of his responsibilities in respect of the roof work and any weather boarding, hanging tiles, soffits, fascia and barge boarding are to 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. This condition is also read in compliance with the ecologist's method statement (attached).
15. The timescale for roof works are noted.

16. W15/2379/01 identifies full details of the proposed hard and soft landscaping scheme together the timescale for the implementation of works will be immediately following completion of the structure and completed within the first planting season following completion of works.
17. The landscaping scheme submitted and approved in connection with condition no. 16 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
18. It is noted that the landscaping scheme as carried out in connection with condition no. 17 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming 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 with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
19. No work shall be commenced on the garage hereby permitted until the work on the converted dwelling is substantially complete. The client has been informed of his responsibilities under this condition.
20. Attached in appendix 1 is the photographic record of the building and site. This record has been copied and deposited with the County Sites and Monuments Record, operated by the Clwyd-Powys Archaeological Trust (7a Church Street, Welshpool, Powys, SY21 7DL).
21. Doors and windows will be produced to the following details identified below and as coded on drawing W15/2379/06 – Proposed Window and Door Schedule:

W15/2379/07 – Window Detail WA – W01, 02, 03, 04, 05, 06
W15/2379/08 – Window Detail WB – W07, 09
W15/2379/09 – Window Detail WC – W08
W15/2379/10 – Window Detail WD – W10
W15/2379/11 – Window Detail WE – W11, 12, 13, 14, 15, 16, 17
W15/2379/12 – Door Detail DA – D01, 2, 5
W15/2379/13 – Door Detail DB – D03, 4, 6
W15/2379/14 – Door Detail DC – D07, 8
22. Drg. No. W15/2379/05 attached details the scheme of passing places along the private driveway. The scheme when approved will be fully implemented prior to the first occupation of the dwelling.
23. Condition noted and client informed that the residential curtilage of the dwelling shall be limited to the land west of the black line shown on drawing W15/1847/00 and as approved plan W09/1847/01B.

I trust the above and enclosures to be satisfactory however if you require any further information please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'ARHewitt', with a long horizontal line extending to the right.

David Owen C. Build E MCABE

dso@david-owen.co.uk

pp. Andrew Hewitt

Appendix:

1. Please find attached the following drawings:

- W15/2379/00 – Location Plan
- W15/2379/01 – Existing and Proposed Site Plans
- W15/2379/02 – Existing Plans and Elevations
- W15/2379/05 – Existing and Proposed Site Plans Indicating Passing Places
- W15/2379/06 – Proposed window and door Schedule
- W15/2379/07 – Window Detail WA – W01, 02, 03, 04, 05, 06
- W15/2379/08 – Window Detail WB – W07, 09
- W15/2379/09 – Window Detail WC – W08
- W15/2379/10 – Window Detail WD – W10
- W15/2379/11 – Window Detail WE – W11, 12, 13, 14, 15, 16, 17
- W15/2379/12 – Door Detail DA – D01, 2, 5
- W15/2379/13 – Door Detail DB – D03, 4, 6
- W15/2379/14 – Door Detail DC – D07, 8
- W15/2379/15 – Existing floorplans with numbered arrows indication the location and orientation of all photographs

2. Photographic Survey

3. Greenscape Environmental – Reasonable Avoidance Measures Method Statement