

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: 12/01/2011
Decision Notice Sent:
22/03/2011
Grid Reference:
E 329093
N 341197



Applicant	MR & MRS R LEWIS	Code No	CHI P/2010/0959
Agent	KBJ ARCHITECTS MS K B JONES CARTREF RHANDIRMWYN LLANDOVERY SA20 0PB	Date Received	18/11/2010
		Decision Date	22/03/2011

Town and Country Planning Act, 1990

Location of application

TY MAEN FARM, PENTRE, CHIRK, WREXHAM, LL14 5AW

Description of application

CONVERSION & REFURBISHMENT OF EXISTING BARN TO PROVIDE
CARER ACCOMMODATION FOR DISABLED CHILD

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
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
PS2	Development and the environment

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 converted barn shall only be occupied by family members of the occupiers of Ty Maen Farm or those designated as carers for the occupiers of Ty Maen Farm
3. Prior to their use on the development samples of all 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.
4. Prior to their installation on the building, drawings to scale 1:5 and 1:20

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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, cross sections for glazing bars, sills, heads etc, method of opening and glazing type. The works shall only be carried out in strict accordance with such details as are approved.

5. All re-pointing works shall be carried out using a lime based mortar only.

6. 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.

7. The bat roost retention measures as specified in the approved documents shall be implemented prior to the first occupation of the dwelling and thereafter retained.

8. Prior to the installation on site details of any external lights shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed with such details as are approved.

9. 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.

10. No part of the development shall commence until a long-term Ecological Management Plan and Ecological Method Statement for a minimum of 5 years, have been submitted to and approved in writing by the Local Planning Authority. This information shall demonstrate how existing features of ecological / wildlife interest will be protected, identify any areas of compensation and demonstrate management in the long-term. The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing before any part of the development commences on site.

11. 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 of Schedule 2 Part 1, other than the development hereby granted permission.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. Using the barn as a separate dwelling would result in a substandard level of amenity and an adverse impact on highway safety.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure the works reflect the character and appearance of the building.
5. To ensure the works reflect the character and appearance of the building.
6. 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.
7. In the interests of retaining the roost of a protected species.
8. To help conserve a protected species.
9. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
10. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
11. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.

Note(s) to applicant

The developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants to discuss the sewerage connection prior to the commencement of any site work on 01443 331155.

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

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Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. 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 Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR