In pursuance of its powers under the Acts an 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: 15/12/2005
Decision Notice Sent:
06/02/2006
Grid Reference:
E 340470
N 351499

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant P C, J, R G, K M, B, G Price & B Humphreys

Code No ISY P/2005/1218

Agent S Murray & Associates
Cross Cottage
Castle Street
Holt
Wrexham
LL13 9YL

Date Received 21/10/2005

Decision Date 06/02/2006

Town and Country Planning Act, 1990

Location of application

Isycoed Farm Ridley Wood Wrexham LL139US

Description of application

Conversion of farm buildings to form 6 No dwellings and installation of septic tanks / treatment plants

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

H3 Residential conversion of buildings outside settlement limits

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. No part of the development shall be commenced until samples of all external facing and roofing materials have been 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. Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority
4. A bat and breeding bird report shall be undertaken by specialist consultants to be able to assess the likely impacts of the proposals on the species. The report must also propose and deliver appropriate conservation schemes and 'Reasonable

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Avoidance Measures' and be submitted to and approved by the Local Planning Authority. Any mitigation measures required shall be implemented in accordance with timescales to be agreed as part of the measures before development commences on site.

5. Prior to the commencement of development full details of all new and replacement windows (including rooflights) and doors and railings shall be submitted for the further approval of the Local Planning Authority. The works as approved shall be carried out strictly in accordance with the details as approved.

6. All new and replacement rainwater goods shall be cast-iron or metal and painted black.

7. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site.

8. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.

9. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

10. No development shall commence until details of a scheme to improve the forward visibility on the western side of the B5130 and to the east of the junction with the B5130 and the lane which accesses the proposed development. No part of the development hereby approved shall be occupied until the scheme of improvement as approved has been fully implemented and shall thereafter be retained in full accordance with that scheme.

11. Details of all boundary means of enclosure (including internal sub divisions) shall be submitted in writing for the further approval of the Local Planning Authority. The works as approved shall be completed in accordance with a timescale to be further agreed as part of the submitted details and retained thereafter.

12. Prior to the commencement of development full elevational details of the alterations to the building for the garage conversion for units 1, 2 and 3 shall be submitted, in writing, for the further approval of the Local Planning Authority. Works shall be completed as approved prior to the first occupation of units 1, 2 and 3.

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13. The area fronting the highway to the north of units 1, 2, 3 and 4 shall be grassed only. For the avoidance of doubt nothing shall be planted on the land. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, nothing shall be erected or placed on the land.

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. To ensure that the development fully complies with the appropriate policies and standards.
4. In order to protect wildlife interests, which are afforded special protection.
5. To ensure the works reflect the character and appearance of the building.
6. To ensure the works reflect the character and appearance of the building.
7. 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.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. In the interests of highway safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. To ensure adequate visibility is provided at the access points to the site and in the interests of the general visual amenities of the area.

Note(s) to applicant

Your attention is drawn to the standard advice note provided by the Environment Agency and attached to this decision.

There shall be no interference with any public or private right of way within, or adjacent, to the application site.

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The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

With regard to Condition 08, details shall include the treatment of the courtyard which shall minimise the use of impervious surfaces and shall not include tarmac.

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

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.