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: 19/01/2006
Decision Notice Sent:
06/02/2006
Grid Reference:
E 343698
N 345864

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant Mr & Mrs K C Probert

Code No WOR P/2005/1350

Agent Mr & Mrs K C Probert
Broughton Walls
Threapwood
Malpas
SY147AN

Date Received 25/11/2005

Decision Date 06/02/2006

Town and Country Planning Act, 1990

Location of application

Broughton Walls Threapwood Malpas Cheshire SY147AN

Description of application

Conversion of outbuilding to provide additional accommodation for visiting family

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

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 begun before the expiry of five years from the date of this permission.
2. No windows shall be replaced until full details of the materials used and the final finish of the new windows has been submitted to and approved, in writing, by the Local Planning Authority. All replacement windows shall be replaced in accordance with the details as submitted.
3. Prior to the commencement of development or other operations, a detailed survey of all bat roosts and bird nests within the buildings shall be submitted to and approved by the Local Planning Authority. The report of the survey shall also include details of any mitigation measures required and these measures shall be completed in accordance with timescales to be agreed as part of the measures before development commences on site.

Applicant	Mr & Mrs K C Probert	**Code Number**	WOR P/2005/1350
Agent	Mr & Mrs K C Probert Broughton Walls Threapwood Malpas SY147AN	**Date Received**	25/11/2005 06/02/2006
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4. The building shall not be used other than by close members of the same family occupying the existing dwelling and shall in no case be used as a separate dwelling.

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 order to protect wildlife interests which is afforded special protection.
4. To ensure the use of the building remains ancillary to the existing property in accordance with countryside policy and to ensure no significant increase in traffic generation and due to limited residential curtillage.

Note(s) to applicant

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.

If evidence of storage/spillage of agro-chemicals are found in or around the farm buildings/outbuildings/area, then it would be prudent to investigate the potential for residual contamination. Should you require any advice on this issue, please contact the Council's Environmental Protection Section on 297041.

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.