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: 26/06/2006
Decision Notice Sent: 25/09/2006
Grid Reference:
E 337906
N 344092

Applicant Mr T Roselli

Code No BAN P/2006/0528

Agent Strutt & Parker
19 Grosvenor Street
Chester
CH1 2DD

Date Received 02/05/2006

Decision Date 25/09/2006

Town and Country Planning Act, 1990

Location of application

Althrey Hall Farm Althrey Bangor Isycoed Wrexham LL13 0DA

Description of application

Change of use of redundant barns to residential use (1 no. dwelling)

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
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

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. Notwithstanding the approved plans, further roof design details for the proposed garage (as linked with Unit 2) shall be submitted to and approved by the Local Planning Authority before work commences on the garages, and the scheme as approved shall be fully implemented as part of the development.
3. Notwithstanding the structural report as submitted as part of the application, a further structural report including details of all new structural items to be carried out/implemented shall be submitted to and approved by the Local Planning Authority before any work commences on the building.

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4. Before any new windows and doors (including rooflights) are installed or fitted, full design details of these features shall be submitted to and approved by the Local Planning Authority. These features shall be fitted and shall thereafter be retained in accordance with the approved specification.
5. Before the development commences, the passing places along the private driveway leading to the barns as shown on the approved plan(s) shall be fully constructed and shall thereafter be retained.
6. Before the dwelling is first occupied, details to confirm the proposed finish standard of the driveway leading to the site from the highway, and who will be responsible for its maintenance, shall be submitted to and approved by the Local Planning Authority.
7. The dwelling hereby approved shall not be occupied unless the visibility splays as shown on plan no's CL (70) 01 and B.6044/11 have been fully provided.
8. Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting photographs should be deposited with the County Sites and Monuments Record, operated by The Clwyd-Powys Archaeological Trust (7a Church Street, Welshpool, Powys, SY21 7DL. Tel: 01938 553670).
9. A bat roost report and a bird nest survey shall be undertaken by specialist consultants to be able to assess the likely impacts of the proposal on any statutory protected species can be assessed. The report must also propose and deliver appropriate conservation schemes and 'Reasonable Avoidance Measures' and be submitted to and approved by the Local planning Authority. Any mitigation measures required shall be implemented in accordance with time scales to be agreed as part of the measures before development commences on site.
10. Before development commences, details of all flood proofing and flood mitigation measures shall be submitted to and approved by the Local Planning Authority, and those measures as approved shall be fully implemented and retained.
11. All hard and soft landscape works as specified within the application details shall be fully carried out:
prior to the occupation of any part of the development;
in accordance with a programme to be first agreed in writing with the Local Planning Authority;
within 3 months of the first use of the development withh exception of the soft landscaping scheme which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
12. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.
13. The landscaped area in front of the barns within the area hatched green on the approved plans shall be fully maintained in accordance with landscape details

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approved as part of Condition 11 above, and this area shall not be used for the placement of any ancillary residential garden items eg. ornaments/refuse or recycling bins/garden furniture/decking/flower pots or beds etc.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or additions to the dwelling shall be built, erected or constructed.

15. Before development commences, details of access routes to be used by farm vehicles to service the surrounding estate, within close proximity to this barn to be converted shall be submitted to and approved by the Local Planning Authority.

16. Full details of the surface treatment of the new access roads and driveway shall be submitted to and approved by the Local Planning Authority before development commences, and the scheme shall be fully implemented as part of the development and retained.

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 structural integrity of the original building is preserved, and in order to limit the amount of new building work, to accord with Policy H3 of the Wrexham Unitary Development Plan and adopted supplementary guidance Note No. 3

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

5. In the interests of safety and the amenities of existing and new occupants of the dwelling served off this drive.

6. To ensure that this long private driveway is maintained to a suitable standard, in the interests of the amenities of existing and new occupants of dwellings to be served off this drive.

7. In the interests of highway safety.

8. The building has architectural interest, and it is considered important for a record of its architectural style in its present state is recorded.

9. In order to protect wildlife interests, which are afforded special protection.

10. To prevent associated risks of flooding due to the close proximity of the River Dee.

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 that the setting of the buildings in close proximity to the front of the listed building of Althrey Hall is not prejudiced by uncharacteristic domestic garden items, in the interests of the visual amenities of the area.

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14. 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.
15. To ensure that the access routes used by farm vehicles are regulated in close proximity to the dwelling, to protect the amenities of future occupants.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

With regard to Condition 3 above, the report should indicate full details of any restraining structural frame(s), the location and extent of strengthening and restraint work as necessary, proposed works to ground floors, proposed method of damproofing, details of replacement floors, and the extent of re-building and re-pointing work and the specification for replacement or new mortar, details and position of new internal features which contribute to the buildings character, eg. floor joists, beams, roof trusses etc.

With regards to condition 4 above, it will be necessary to submit full design details of all relevant examples of windows and doors, to be shown on large scale drawings and sections, together with details of glazing, colour/paint/treatment and materials. The use of UPVC is unlikely to be acceptable. A sample of the window frame could also be submitted for consideration.

If evidence of the 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 advice on this issue, please contact the Council's Environmental Protection Section on telephone no. 01978 297041.

For further guidance regarding flood proofing and flood mitigation, please refer to ODPM publication "Preparing for floods: Interim guidance for improving the flood resistance of domestic and small business properties" (www.planningportal.gov.uk/uploads/odpm/40000 000 9282.pdf)

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

With regard to condition 16 you are advised that the surface treatment should be appropriate for a rural area.

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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, P O Box 1290, Wrexham, LL11 1WL.