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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant: Mr. W.H.B. Dean

Code number: LLA 15786

Agent: Lovelock Mitchell and Partners,
3, Stanely Street,
Chester,
CH1 2LS

Date received: 30th August 1988

Decision date: 14th November 1988

Town and Country Planning Acts 1971/72
Town and Country Planning General Development Orders 1977-87

Grant of Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT
LAND AND OUTBUILDINGS AT RACKERY HALL, LLAY

CONVERSION OF EXISTING BARNS TO 5 DWELLING UNITS, ERECTION OF CARPORT, DEMOLITION OF TIMBER OUTBUILDING AND INCORPORATION OF ADJOINING AGRICULTURAL LAND INTO CURTILAGE

PARTICULARS OF DECISION
PERMISSION GRANTED

01 The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which this permission is granted.
02 The outbuilding to be demolished shall be removed prior to the occupation of any of the proposed dwelling units.
03 The parking spaces shown on the site plan shall be made availabe prior to the occupation of any of the dwelling units and shall thereafter be retained for that purpose.
04 The access road shall be surfaced in a non friable material to the Council's satisfaction prior to the occupation of any of the dwelling units.
05 This permission shall operate only to enable development to be carried out in accordance with the details shown on the approved drawings and in the application documentation, and unless permission has been granted by the Council no further development shall take place within the site.
06 Details of the car port shall be submitted to an approved by the Council before any development is commenced.

REASON(S)
01 In order to comply with the provisions of the Town and Country Planning Act, 1971.

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04 In the interest of road safety and amenity.
05 To protect the architectural character of these converted listed buildings.

Note(s) to Applicant:

01 YOU ARE ADVISED THAT THIS PERMISSION DOES NOT IN ITSELF AUTHORISE THE CARRYING OUT OF THE DEVELOPMENT HEREBY PERMITTED UNTIL THE NECESSARY LISTED BUILDING CONSENT HAS BEEN OBTAINED. YOUR CONCURRENT APPLICATION FOR LISTED BUILDING CONSENT HAS NOW BEEN FORWARDED TO THE SECRETARY OF STATE FOR WALES.
02 All drainage arrangements for the disposal of both foul and surface water shall be to the complete satisfaction of the Council.

G. J. Evans.

Officer appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information enclosed.