BOROUGH COUNCIL

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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: Newnham Estates Ltd

Agent: McCormick Associates,
Saighton,
Chester,
CH3 6EG

Code number: LLA 16861

Date received: 22nd May 1989

Decision date: 31st July 1989

Town and Country Planning Acts 1971/72
Town and Country Planning General Development Orders 1988

Grant of Planning Permission

LOCATION AND DESCRIPTION OF DEVELOPMENT
RACKERY HALL, (BARNS), RACKERY LANE, LLAY

CONVERSION OF BARNS TO SIX HOUSES AND ALTERATION TO EXISTING VEHICULAR AND PEDESTRIAN ACCESS

PARTICULARS OF DECISION
PERMISSION GRANTED

01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
02 The hard landscaping area within the courtyard shall be completed to the satisfaction of the Council prior to the occupation of any of the dwellings and shall thereafter be retained.
03 A hawthorn hedge shall be planted along the whole of the rear boundaries of units 1 to 5 inclusive during the first planting season following the occupation of the first unit in that building. The hedge shall be maintained for a minimum period of 5 years and any shrub removed, dying, being severely damaged or becoming seriously diseased within the maintenance period shall be replaced with one of a similar size and species to that originally required to be planted.
04 The existing outbuildings to be replaced by the blocks of garages shall be demolished prior to the occupation of any of the dwelling units.

REASON(S)

01 To comply with Section 41 of the Town and Country Planning Act, 1971, as amended.
02 In the interests of public and highway safety and the visual amenities of the area.
03 and 4. To ensure a satisfactory standard of appearance of the developemnt in the interests of the visual amenities of the area.

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Note(s) to Applicant:

01 All drainage arrangements for the disposal of both foul and surface water shall be to the complete satisfaction of the Council.
02 You are advised in the interests of safety, that smoke detectors should be installed in all new residential accommodation.

G. J. Evans.

Officer appointed for this purpose

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