

CERTIFICATE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

In pursuance of their powers under the above Act and Order, the County Council as Local Planning Authority hereby

GRANT PLANNING PERMISSION FOR:

PROPOSAL : **Demolition of existing dwelling and erection of a replacement dwelling**


LOCATION : **Llidiart Fawr Llidiart Fawr Road Pentre Celyn Ruthin**

subject to compliance with the condition(s) specified hereunder.

The Condition(s) is(are):

1. The development to which this permission relates shall be begun no later than 23 January 2024.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Existing and Proposed Site Plans (Drawing No. 0771-1) - Received 20 November 2018
 - (ii) Existing Ground Floor Plan and Elevations (Drawing No. 0771-2) - Received 30 November 2018
 - (iii) Existing First Floor Plan and Elevations (Drawing No. 0771-3) - Received 30 November 2018
 - (iv) Proposed Floor Plans (Drawing No. 0771-4) - Received 20 November 2018
 - (v) Proposed Elevations (Drawing No. 0771-5) - Received 30 November 2018
 - (vi) External Works Landscaping (Drawing No. 0771-6) - Received 20 November 2018
 - (vii) Location Plan (Drawing No. 0771-LP) - Received 20 November 2018
 - (viii) Ecological Assessment - Received 20 November 2018
 - (ix) Structural Condition Survey - Received 20 November 2018
3. Prior to the replacement dwelling hereby approved being first brought into use, the residential use of the existing dwelling shall cease, and the existing buildings shall be demolished.

Matischok & Ross - Architectural Services
Birch House
Hen Lon Parcwr
Ruthin
Denbighshire
LL151NA


Emlyn Gwynedd Jones
Head of Planning and Public Protection Services
23/01/2019

Version No (1)



4. PRE-COMMENCEMENT CONDITION:

No demolition works shall be carried out until an appropriate programme of building recording and analysis of the existing dwelling and outbuilding, to include a desktop study, photographic and descriptive survey, has been carried out, and the survey details and resulting digital photographs have been submitted to and approved in writing by the local planning authority.

5. PRE-COMMENCEMENT CONDITION:

No development shall commence until a method statement setting out details of bat avoidance, mitigation and compensation measures to be implemented has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

6. Prior to the installation of any lighting an external lighting scheme and light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The reason(s) for the conditions(s) is(are):

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. For the avoidance of doubt, and in the interests of complying with national rural restraint policy.
4. To allow an adequate analytical record of the existing buildings to be made, before they are demolished, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.
5. To ensure the favourable conservation status of protected bat species.
6. To ensure the favourable conservation status of protected bat species and in the interests of preserving the character and appearance of the AONB.

PLANNING POLICIES RELEVANT TO THE DECISION

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD4 – Replacement of existing dwellings

Policy VOE1 - Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards


Supplementary Planning Guidance

Supplementary Planning Guidance Note: Archaeology

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

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Supplementary Planning Guidance Note: Parking Requirements In New Developments
Supplementary Planning Guidance Note: Residential Development
Supplementary Planning Guidance Note: Residential Space Standards

Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018
Development Control Manual November 2016
Technical Advice Note 24: Historic Environment

SPECIAL NOTES TO APPLICANT

European Protected Species Licence Note:

Bat species have been found to be present at the site. You are advised that all bats are European Protected Species (EPS) and it is against the law to damage or destroy a bat roost, or deliberately to capture, kill, injure or disturb a bat. Natural Resources Wales (NRW) grants licences so you can work within the law. Therefore no development should commence until a bat Licence from NRW has been obtained. Please visit the NRW website for further information:

<https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/bat-licensing/?lang=en>

NOTES TO APPLICANT

1. APPEALS AGAINST REFUSAL OF PLANNING PERMISSION, OR IMPOSED CONDITIONS

- 1.1 If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval of the proposed development, or to grant permission or approval subject to conditions he/she may by notice served, appeal to the Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990. In the case of a householder appeal or a minor commercial appeal, the notice must be served within twelve weeks from the date of the notice of the decision or determination giving rise to the appeal; in the case of any other appeal under section 78(1), six months from the date of the notice of the decision or determination giving rise to the appeal; or in a case in which the local planning authority have served a notice on the applicant in accordance with article 3(2) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2015 that they require further information and the applicant has not provided the information, the date of service of that notice.

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