

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2024/0229	Relaxation of Condition	19/04/2024	14/06/2024	

Applicant	Agent Name and Address
RYAN BELLIS BRYN AWEN FRONHEULOG HILL BWLCHGWYN LL11 5YH	MR RYAN BELLIS BRYN AWEN FRONHEULOG HILL BWLCHGWYN WREXHAM LL11 5YH
Description of Development	Location of Development
TYNNU AMOD 3 CANIATÂD CYNLLUNIO P/2019/0629 / REMOVAL OF CONDITION 3 OF PLANNING PERMISSION P/2019/0629	BRYN AWEN FRON HEULOG HILL BWLCHGWYN WREXHAM LL11 5YH

Relevant History	P/2020/0189 P/2010/0360 P/2018/0970 P/2018/0017 ENF/2019/0077 ENF/2018/0109 ENF/2023/0143
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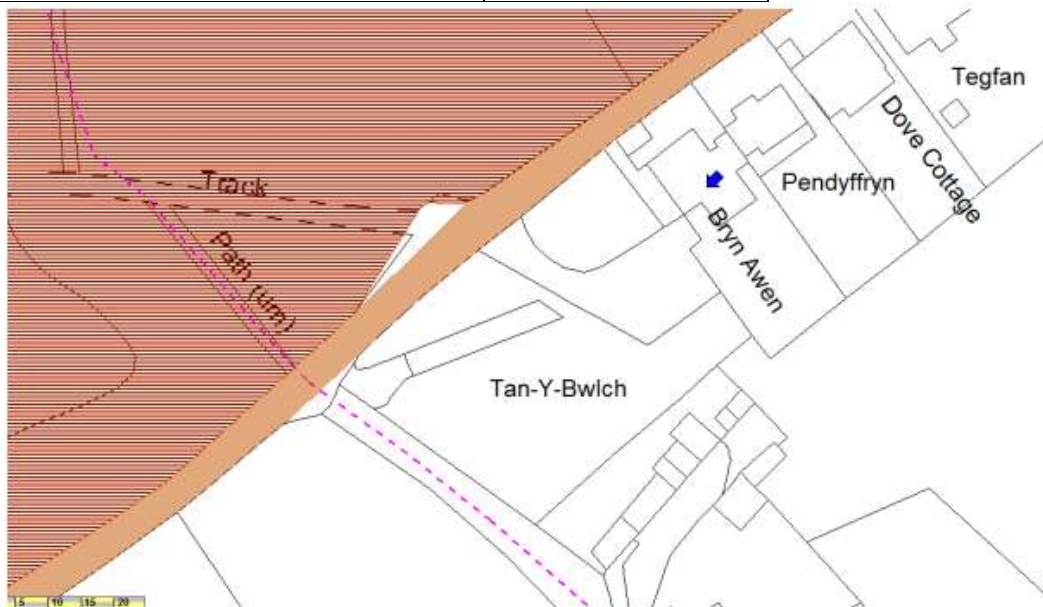
Constraints	Applicable	Acceptable	Not Acceptable
Outside settlement	√	√	
Inside settlement			
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Phosphates			
Other			

Local Planning Guidance	Acceptable	Not Acceptable
7 Landscape	√	
32 Biodiversity	√	

Key Issues	Acceptable	Not acceptable	Observations Below	N/A
Residential Amenity	√			
Design	√			
Highway safety	√			
Parking				
Conservation/LB				
Ecology	√		√	
NBB/GIS	√			
Trees	√			
Other				

KEY PLANS AND PHOTOGRAPHS (All plans and photos on Civica file)

None – see Civica for details	
Yes – see below	√



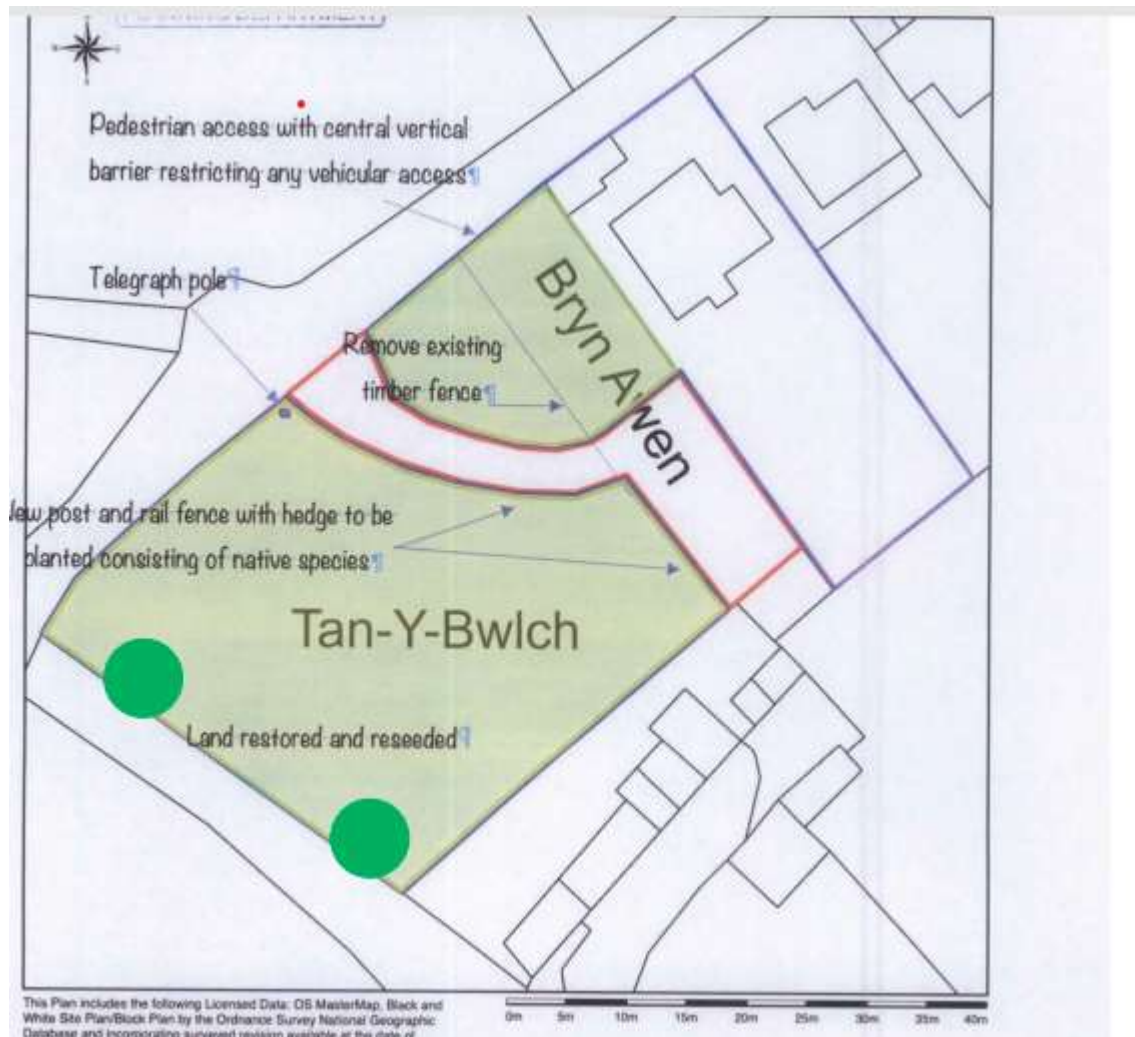




APPLICANT'S SUPPORTING STATEMENT

There was no fence or trees previously

Replacement planting agreed:



CONSULTATION RESPONSES	Consulted	Supports	Comments	Objects	No objection/ no comments	No response
Community Council	√					√
Local member(s)	√				√	
Highways						
Public Protection						
Natural Resources Wales						
Welsh Water						
National Grid	√				√	
HSE	√				√	
Neighbours	√			1		

KEY COMMENTS MADE

Community Council and Local Member: N/A

Consultees: N/A

Neighbours:

The 2019 application was approved following previous refusals and intended to soften the impact. The requirement for planting should be maintained. No biodiversity benefits are proposed.

Others:

OFFICER'S OBSERVATIONS

P/2019/0629

3. The landscaping scheme, including installation and removal of boundary treatments, shall be fully implemented in strict accordance with approved drawing no 1:500 Block Plan dated August 2019 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.



MAIN ISSUES

The planting of a hedge within the site is not considered to be essential in terms of its impact on the wider landscape and there is no condition requiring the retention of the hedge. The biodiversity measures outlined will make a net positive contribution to biodiversity.

CONCLUSION

The condition is not essential for a proposal for a new driveway.

RECOMMENDATION	
GRANT	✓
REFUSE	
S106 Required	
Cadw/ WG Referral Required	

Is application EIA Development?	
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CONDITIONS

1. 5 year commencement
2. In accordance with approved plans
3. Matching materials
4. Planting as proposed
5. Retention of planting

Planning Manager	Date Signed
Gwyn Humphreys Lead Officer – Development Management	30/05/2024