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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

Town and Country Planning Act, 1990

Location of application

DOLWAR, PARK ROAD, COEDPOETH, WREXHAM, LL11 3TD

Description of application

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

Revision	Date	Description of Decision
0	16/11/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in accordance with the amended plans numbered:
   Location Plan, Drawing No2721-JPH-ZZ-XX-DR-A-101 28.03.2023
   Existing and Proposed Site Plan, Drawing No 2721-JPH-ZZ-XX-DR-A-102 Rev P1 23.10.2023
   GA Sectional Elevations, Drawing No 0118-JPH-ZZ-XX-DR-A-105 Rev A 10.10.203
   Proposed GA Plans, Drawing No 27-21-JPH-ZZ-XX-DR-A-103 Rev A 18.09.23
   Proposed Elevations 27-21-JPH-ZZ-XX-DR-A-104 Rev A 18.09.2023

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received** **Decision Date**	28/03/2023 16/11/2023

3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D and E of Schedule 2, Part 1, other than the development hereby granted permission.
6. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.
7. No development shall commence until a scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the diversion of the public sewer. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.
8. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 8 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.
10. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by P J Ecological Solutions on behalf of Mr Jarvis, Version 1 and dated March 2022, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development and thereafter retained.
11. No part of the development shall commence until full details of a hard and soft landscaping scheme, to include Net Biodiversity Benefit and Bat Boxes, together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
12. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. Due to 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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect the public sewerage system, the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

8. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan

Note(s) to applicant

Further advice on compliance with condition no. 6 and 7 may be obtained by contacting the Council's Environment and Planning section on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environment and Planning section prior to commencement of works on site.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.
The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.
Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.
If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com
Please quote our reference number in all communications and correspondence.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio

Applicant	MISS KATE JARVIS	**Code Number**	COE P/2023/0249
Agent	J P H ARCHITECTS ROBERT BLOUNT 8 BRIGHTON ROAD RHYL DENBISHSHIRE	**Date Received**	28/03/2023
		Decision Date	16/11/2023

Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm