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	MR D WILKINSON PURE RESIDENTIAL AND COMMERICAL LTD	**Code Number**	RUA P/2020/0673
Agent	THE PLANNING CONSULTANCY MR MATTHEW GILBERT BRIDGE FARM SARN MALPAS CHESHIRE SY14 7LN	**Date Received** **Decision Date**	24/09/2020 22/06/2021

Town and Country Planning Act, 1990

Location of application

LAND AT RUABON BUSINESS PARK, RUABON, WREXHAM, LL14 6TE

Description of application

CAIS I GYMERADWYN MATERION A GEDWR YN OL YN UNOL A CHANIATAD CYNLLUNIO AMLINELLOL P/2018/0053 - YMDDANGOSIAD, TIRLUNIO, SAFLE A CYNLLUN A GRADDFA / APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0053 - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. P/2018/0053 Granted on 18/5/2018 and in accordance with the conditions attached to that permission

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

CLF5	Open space requirements from new residential developments
EC11	Archaeology
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
H7	Affordable housing within new developments
MW2	Sand and gravel
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern

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T8 Parking

Revision	Date	Description of Decision
0	22/06/2021	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
ARCHITECTS- CALDER PEEL
19126 (Su) 001 Site Location Plan
19126 (Su) 002 Existing Site Plan A
19126 (Su) 010 Existing Site Sections C
19126 (Pl) 030 Proposed Phase 1 Masterplan M
19126 (Pl) 031 Proposed Phase 1 & 2 Masterplan S
19127 (Pl) 032 Proposed Illustrative Masterplan A
19128 (Pl) 033 Proposed Phasing Plan A
19128 (Pl) 034 Existing and Proposed levels Site Plan B
19126 (Pl) 001 House Type A D
19126 (Pl) 002 House Type B D
19126 (Pl) 003 House Type C D
19126 (Pl) 004 House Type D D
19126 (Pl) 005 House Type E D
19126 (Pl) 006 House Type F D
19126 (Pl) 007 House Type G D
19126 (Pl) 008 House Type L E
19126 (Pl) 009 House Type M C
19126 (Pl) 011 Apartment Type R A
19126 (Pl) 012 House Type S
19126 (Pl) 013 Single Garage
19126 (Pl) 014 Double Garage
19126 (Pl) 015 Single Carport with Store

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19126 (Pl) 016 Double Carport with Store
19126 (Pl) 017 Double Carport with Store
19126 (Pl) 020 Proposed Streetscenes AA & BB A
19127 (Pl) 021 Proposed Streetscenes CC & DD A
19126 (Pl) 500 Design & Access Statement C
LANDSCAPE - BARNES WALKER
3246-PA-01 Site Wide Masterplan
3246-PA-02 Phase 1 Site Wide Layout V1
3246-PA-03 Phase 1 Housing Layout V2
3246-PA-04 Phase 1 Hardworks Plan V1
3246-PA-05 Phase 1 Boundary Treatment Plan V1
3246-PA-06 Typical Amenity Space / Swale Proposals V1
3246-PA-07 Phase 1 Public Open Space V2
3246-PA-08 Phase 1 Planting Structure Plan V1
3246-PA-09 Phase 1 Planting Plan (plots 1-37) V1
3246-PA-10 Phase 1 Planting Plan (plots 67-84) V1
3246-PA-11 Phase 1 Planting Plan (plots 85-96) V1
3246-PA-12 Phase 1 Planting Plan (plots 51-66) V1
3246-PA-13 Phase 1 Planting Plan (plots 38-50) V1
3246-PA-14 Phase 1 Planting Plan (plots 97-113) V1
3246-PA-15 Phase 1 Planting Plan (plots 114-132) V1
3246-PA-16 Phase 1 Planting Plan, southern boundary V1
3246-PA-17 Phase 1 Planting Plan, SUDS V1
3246-PA-18 Clearance Plan V1 V1
PD-1000LE Landscape Elements Manual V2
ARBORICULTURAL - ACS CONSULTING
4215/AMS.20 Arboricultural Method Statement
ARB/4215/Y/100 Arboricultural Survey
ARB/4215/Y/200 Arboricultural Layout
ARB/4215/Y/300 Tree Protection
ECOLOGY - BSG
P20-770 Ecology Report - RM phase 1 development
The Planning Consultancy
Planning Statement
Powers and Tiltman
8657/01 Topographical Survey sheet 1 of 2

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8657/01 Topographical Survey sheet 2 of 2
ENGINEERS - WEETWOOD
4914/Doc/Final Technical Note - Drainage Strategy
ENGINEERS - TIER CONSULT (T/21/2385)
61-01 Vehicular Swept Path Analysis sheet 1 P3
61-02 Vehicular Swept Path Analysis sheet 2 P3
61-03 Vehicular Swept Path Analysis sheet 3 P3
61-04 Vehicular Swept Path Analysis sheet 4 P3
61-05 Vehicular Swept Path Analysis sheet 5 P3
61-06 Vehicular Swept Path Analysis sheet 6 P3
61-07 Vehicular Swept Path Analysis sheet 7 P3
61-08 Vehicular Swept Path Analysis sheet 8 P3
61-09 Vehicular Swept Path Analysis sheet 9 P3
and as contained within the application documentation.

2. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved the drawings listed in condition 1 in accordance with the approved reports.

3. Prior to their use on the development samples of all external facing materials shall be 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.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. 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.

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.

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Note(s) to applicant

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

Your attention is drawn to Highway Supplementary Notes - 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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
The Developer is advised that additional vehicle turning areas will be needed both now and in the subsequent phases to prevent refuse vehicles reversing over significant lengths of these residential streets.
The Applicant is advised that the development to which these reserved matters are pursuant shall commence within 2 years of the date of this approval or 5 years from the outline permission, whichever is the later

Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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