

In pursuance of its powers under the Acts and 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



Applicant	MR MICHAEL FORGRAVE	Reference	P/2024/0172
Agent	MRS KATHRYN GRATTON EDGE ARCHITECTS NE LTD 10 EVERARD ROAD RHOS ON SEA LL28 4EY	Date Received	20/02/2024
		Decision Date	18/07/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

FORMER AIR PRODUCTS SITE, LLANGOLLEN ROAD, ACREFAIR, WREXHAM,
LL14 3HP

Description of Application

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DARLUNIAU CYMERADWY
VARIATION OF CONDITION 2 OF PLANNING PERMISSION TO AMEND
APPROVED DRAWINGS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE6 - Waste Water Treatment and River Water Quality

SP1 - Housing Provision

SP11 - Transport and Accessibility

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP2 - Location of Development

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FORGRAVE

Reference P/2024/0172

Agent MRS KATHRYN
GRATTON EDGE
ARCHITECTS NE LTD
10 EVERARD ROAD
RHOS ON SEA LL28
4EY

Date Received 20/02/2024

Decision Date 18/07/2024

Revision	Date	Description of Decision
0	18/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

Approved under ref: P/2021/0793 relating to Plots 1-4, 6-7 and 12-27

21-DES-001-S3

21-DES-001

21-DES-0003

21-DES-0004

21-DES-0005

21-DES-0006

21-DES-0007

21-DES-0008

7652-12-1

7652-12- 2

7652-07

7652-08-1

7652-09

7652-14

7652-16

7652-17 and as contained within the application documentation.

Drawings Approved under ref: P/2024/0172 relating to Plots 5, 8, 9, 10 and 11

21-DES-001-02-rev C,

21-DES-001-04

21-DES-013 and as contained within the application documentation.

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2. Development shall be carried out in strict accordance with approved document Phase 1 Geo-environmental Desk Study. The site shall 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.
3. Each part of the site subject to the remediation under the scheme(s) referred to in condition 02 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.
4. There shall be no clearance of vegetation on site between the months of March to August inclusively in any calendar year unless otherwise agreed in writing by the Local Planning Authority.
5. Development shall be carried out in strict accordance with approved document -Biosecurity Risk Assessment (16th November 2023) and subsequent addendum.
6. A scheme of tree planting shall be carried out in the first planting season (November to March) or following the occupation of the first dwelling in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter any tree that becomes severely damaged or seriously diseased, is in poor physiological condition or is removed shall be replaced within the next available planting season by trees of the same species to those originally planted.

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7. Prior to the first occupation of plots 1-4, 6-7 and 12-27 each dwelling a scheme of boundary treatment shall be implemented in accordance with drawing Ref: 103.03.REVA approved on 17/05/2024 under reference P/2024/0132. Prior to the occupation of plots 5, 8, 9 10 and 11, a scheme of boundary treatment shall be implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such detail as may be approved shall be fully implemented and retained.
8. Development shall be carried out in strict accordance with the Ecological Method Statement and Management Plan, Gower Homes, dated 7/2/24 and approved on 17/05/2024 under reference P/2024/0132.
9. Development shall be carried out in strict accordance with the Badger Walkover Survey, Kingdom Ecology dated 16/11/23 approved on 17/05/2024 under reference P/2024/0132.
10. Plots 1-6 and plots 15-21 shall not be occupied until a scheme of noise mitigation for each plot has been implemented in full in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority
11. Notwithstanding the details shown on the drawings number 21-DES- 001-02C, the estate roads, excluding the private drives, shall be a minimum of 4.8 metres wide.
12. No external facing or roofing materials shall be used on the development other than those approved on approved on 17/05/2024 under reference P/2024/0132.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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- 2 In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 3 In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 4 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE1 of the Wrexham Local Development Plan.
- 5 To control non-native invasive species in accordance with Policy DM1 of the Local Development Plan.
- 6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1 and SP12 of the Wrexham Local Development Plan
- 7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect the amenity of the occupiers of the dwellings hereby permitted in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 8 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE1 of the Wrexham Local Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12
- 9 In order to protect wildlife interests, which are afforded special protection in accordance with Policies DM1 and NE1 of the Wrexham Local Development Plan.

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- 10 To protect the amenities of the occupiers of the dwellings hereby permitted in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 11 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local 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 Policy DM1 of the Wrexham Local Development Plan

Note(s) to applicant

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

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Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)