

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 RUPERT JONES

Reference P/2024/0276

Agent MRS VANESSA
OWEN WOODBANK
CONSULTING
ENGINEERS LTD
WOODBANK, SOUTH
CRESCENT ROAD,
QUEENS PARK ,
CHESTER, CH4 7AU

Date Received 08/04/2024

Decision Date 22/08/2024

Town and Country Planning Act, 1990

Location of Application

BRYN Y GROES COTTAGE CHESTER ROAD GRESFORD WREXHAM LL12 8TN

Description of Application

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(PARTLY IN RETROSPECT)

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

SP2 - Location of Development

DM1- Development Management Considerations

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	22/08/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in accordance with the details shown in drawing No. 02044 /01 Revision C.

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2. Within 3 months of the date of this decision, the following works shall be carried out in accordance with the details shown on drawing no. 02044/01 Revision C:
 - The fence to the south-west of the access and parallel to Chester Road shall be fully removed; and
 - The fence to the north-west of the access shall be reduced in height to 1500mm above ground level.
3. The measures to deliver net benefit for biodiversity (NBB) shown on drawing no.02044/01 Revision C, shall be implemented in full within 6 months of the date of this decision. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

- 1 To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
- 2 In the interests of the visual amenities of the area and highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

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1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:
 - No surface water from the applicants site should be allowed to drain onto the public highway,
 - The first 5m* minimum (for residential property) should be hard paved, avoiding
 - gravel or loose chippings from spreading.
 - No gate should be built in a location where it would result in a car obstructing the
 - highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.
 - The hard paved length and set back if required is subject to the applicants proposed vehicular length

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- The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

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](#)