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	MESSRS O A & H OWEN LOMAC LTD	**Code No**	SES P/2015/0180
Agent	FORGE PROPERTY CONSULTANTS LTD MR CHARLES LAWSON LANE END TEDSMORE ROAD WEST FELTON OSWERSTRY SY11 4ER	**Date Received**	10/03/2015
		Decision Date	28/06/2017

Town and Country Planning Act, 1990
Section 73

Location of application

PLAS FRON, PORTHWGAN LANE, CROSS LANES, WREXHAM, LL13 0TP

Description of application

VARIATION OF CONDITIONS 3, 4, 10, 11, 12, 14 AND 15 OF PLANNING PERMISSION P/2006/0826 TO ALLOW THE APPROVED PLANS TO BE SUBSTITUTED FOR AMENDED PLANS, TO APPROVE A GREATER EXTENT OF REBUILDING WORKS, TO AMEND THE HABITAT MITIGATION PROPOSALS AND TO ALLOW FOR AMENDED ACCESS ARRANGEMENTS ONTO THE A525

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

EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement
PS2	limits
T8	Development and the environment Parking

Revision	Date	Description of Decision
0	28/06/2017	Planning permission issued

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

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Condition(s)

1. No other facing or roofing materials shall be used on the development other than red brick or blue slate roofing tiles to match the existing facing and roofing materials.
2. The development shall be carried out in strict accordance with the following approved plans
   - i) FC32/CL0814/2d
   - ii) FC32/CL0814/3c
   - iii) FC32/CL0814/4c
   - iv) FC32/CL0814/6d
   - v) PF-LP-501 Revision B
   - vi) SH16299/06/06 Revision B
3. No further demolition or rebuilding shall be carried to Unit 4 out other than shown on approved drawing FC362/CL0814/6b.
4. Notwithstanding the provisions Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development permitted by those classes shall take place.
5. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are bought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 (2005) comprising a vertical tubes spaced at a maximum interval of 3 metres. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the full extent of the canopy of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered.
6. Hard and soft landscaping shall be carried out in strict accordance with drawing no. 2717 02 12 03 1 approved on 21 March 2012. Hard landscaping works shall be completed prior to the first occupation of the dwellings and all soft landscaping works shall be completed in the first planting season (November to March) or seeding season (April to September) following this decision.

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7. No dwelling shall be occupied until the boundary treatment shown on drawing no. 2712 02 12 03 1 approved on 21 March 2012 has been provided in full.
8. Unit 4 shall not be occupied until the ecological mitigation measures set out in the Arbtech Ecological Mitigation and Enhancement Plan dated March 2016 and as amended on 17 June 2016 and 27 July 2016 and shown on approved drawing no. FC32/CL0814/6b have been fully implemented. The mitigation measures shall thereafter be permanently retained.
9. No dwelling shall be occupied until the passing places and turning head shown on approved drawing no. PF-LP-501 Revision B have been laid out, surfaced and drained. The passing places and turning head shall thereafter be permanently retained and shall be used solely for the passing or turning of vehicles.
10. No dwelling shall be occupied until the vehicular access approved under planning permission on. P/2015/0181 has been laid out, surfaced, drained and brought into use.
11. No dwelling shall be occupied until the foul drainage scheme shown on drawing no. J01205/A1/001 and approved on 21 March 2012 has been implemented in full and made operational.

Reason(s)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
2. To define the scope of the planning permission
3. To ensure compliance with rural housing policies.
4. To protect the character of the existing buildings.
5. To protect trees which are of significant amenity value to the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. In order to protect wildlife interests, which are afforded special protection.
9. In the interests of highway safety.
10. To ensure the formation of a safe and satisfactory access.
11. To prevent pollution of the water environment.

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Note(s) to applicant

For the plans referred to in condition and 06, 08 and 11 please refer to the file for planning permission P/2006/0826.

Officer Appointed for this purpose
Head of Environment 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