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 JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received**	16/05/2023
		Decision Date	06/11/2023

Town and Country Planning Act, 1990

Location of application

24 PARK STREET, RHOSDDU, WREXHAM, LL11 2NN

Description of application

DYMCHWEL BLOC O FFLATIAU DAU LAWR A CHODI 2 ANNEDD PAR A MANNAU PARCIO CYSYLLTIEDIG / DEMOLITION OF 2 STOREY BLOCK OF FLATS AND ERECTION 2 NO SEMI DETACHED DWELLINGS AND ASSOCIATED PARKING

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

EC14	Protection of controlled waters
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	06/11/2023	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 strict accordance with the details shown on the approved drawing(s) numbered C1118 008, C1118 009, C1118 010, C1118 001, C1118 02A, C1118 020 and as

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received** **Decision Date**	16/05/2023 06/11/2023

contained within the application documentation.

3. No part of the development shall commence until samples of all external facing and roofing materials (including windows and doors) 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. No part of the development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in full prior to the first occupation of either dwelling, and shall thereafter be retained for the lifetime of the development.

5. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. C1118 003

6. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

9. Prior to the occupation of each dwelling a scheme of boundary treatment shall be implemented in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

10. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received** **Decision Date**	16/05/2023 06/11/2023

implementation of works have been submitted to and approved in writing by the Local Planning Authority.

11. The landscaping scheme submitted and approved in connection with condition no. 10 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

12. The landscaping scheme as carried out in connection with condition no. 11 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

13. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received** **Decision Date**	16/05/2023 06/11/2023

in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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 Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
10. 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.
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.
13. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with GDP1 and EC14 of the UDP.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received** **Decision Date**	16/05/2023 06/11/2023

contacting the SAB Team directly at SAB@wrexham.gov.uk

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 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. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040

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

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received** **Decision Date**	16/05/2023 06/11/2023

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.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they 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 Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. 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.

Applicant	MR JOHN JONES CLWYD ALYN HOUSING ASSOCIATION	**Code Number**	WRR P/2023/0540
Agent	AINSLEY GOMMON ARCHITECTS MR MAURICE GARNETT THE OLD POLICE STATION 15 GLYNNE WAY HAWARDEN FLINTSHIRE CH5 3NS	**Date Received**	16/05/2023
		Decision Date	06/11/2023



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
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