22008- Woodville Garage, 14 Gresford Road, Llay, LL12 0NW

Rev A-02.09.24

Covering Letter Conditions

This application is to relieve the following conditions, following planning approval REF: P/2022/0458.

Conditions: 3,4,5,6,7,9,13,14,15 & 16

3. Prior to their use on the development samples of all external facing, roofing and window 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.

The surrounding area has a range of local dwellings. Mainly brickwork, concrete roof tiles and uPVC windows.

The proposals have been developed to be sympathetic to the setting

Walls: Concrete sill details below front elevation windows, brick soldier courses above windows as shown on elevations. Brickwork walls to be 'Wienerberger New Red Multi Brick', see accompanying images/ product information.

Roof tiles to concrete roof tiles (Forticrete SL8 or similar approved, grey in colour), see accompanying images/ product information.

Windows, facias, soffits, bargeboards and rainwater goods to be white uPVC

4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

See accompanying report from GeoSmart. See accompanying E-Mail correspondence from Welsh Water confirming Waste and Surface Water connections are acceptable to the mains.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Percolation site test has been carried out, confirming site restrictions in relation to soak aways on site. Mains connection will be required, proposed surface water drainage solution as per accompanying report from GeoSmart. See accompanying E-Mail correspondence from Welsh Water confirming Waste and Surface Water connections are acceptable to the mains.

6. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

See accompanying information and plans.

7. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

See accompanying information and plans.

9. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter 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.

See accompanying report from GeoSmart.

13. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

See accompanying drawing.

14. 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.

Permeable paving proposed to allow for drainage as per accompanying report from GeoSmart. This is shown on the accompanying report and drawings.

15. 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.

See accompanying drawings

16. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

See accompanying document

17. The vehicular access points hereby approved shall each be a minimum width of 3.2 metres.

See accompanying drawings