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

Applicant Mrs Wendy Roberts

Reference P/2024/1239

Decision Date 05/11/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

JARMAY, STATION AVENUE, CHIRK, WREXHAM, LL14 5LS

Description of Application

AMRYWIO AMOD 2 O CANIATAD CYNLLUNIO P/2021/0101 (DIWYGIO DEUNYDDIAU)
VARIATION OF CONDITION 2 OF PLANNING PERMISSION CODE NUMBER P/2021/0101 (AMEND MATERIALS)

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 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	05/11/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Wendy Roberts

Reference P/2024/1239

Decision Date 05/11/2024

1. The development hereby permitted shall be commenced before the 30/07/2026.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1:1250 Location Plan, 1:200 Streetscape Elevations, 1:50 Proposed Ground Floor Plan, 1:50 First Floor Plan, 1:50 Roof Plan, 1:50 Section Sheet 1, 1:50 Sections Sheet 2, 1:50 North Elevation, 1:50 West Elevation, 1:50 South Elevation, 1:50 East Elevation, Dwg No. 2013-01B but with the amended building materials shown on the material pdf documentation and emails dated 06/08/2024 and 09/08/2024.

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

4. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

5. The landscaping scheme submitted and approved in connection with condition no. 04 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

6. The first floor bathroom and landing windows as shown on the approved 1:50 First Floor Plan shall be obscurely glazed and thereafter retained for the lifetime of the development.

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7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the west and 2.4 metres x 38 metres to the east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. Prior to first use of the development, a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with Highway Authority adoptable standards.

9. 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 and thereafter permanently retained.

10. The vehicular parking and turning areas as shown on approved drawing(s) No(s). Dwg No. 2013.01B shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason(s)

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

2 To comply with Section 91(3) 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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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

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Decision Date 05/11/2024

4 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, SP12 and SP14 of the Wrexham Local Development Plan.

5 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, SP12 and SP14 of the Wrexham Local Development Plan.

6 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

7 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

8 In the interests of pedestrian safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

9 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

10 To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council