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	BELLWAY HOMES LIMITED (NORTH WEST)	**Code Number**	WRA P/2023/0432
Agent	PEACOCK AND SMITH MR STEVE BUCKLEY 53 KING STREET MANCHESTER M2 4LQ	**Date Received**	16/06/2023
		Decision Date	14/05/2024

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF, HOLT ROAD, , WREXHAM, , LL13 9EH

Description of application

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL APP/H6955/A/19/3238470 (P/2018/0673) (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – CODI 74 ANNEDD / RESERVED MATTERS PERSUANT TO OUTLINE PLANNING PERMISSION APP/H6955/A/19/3238470 (P/2018/0673) (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF 74 DWELLINGS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. APP/H6955/A/19/3238470 (P/2018/0673) Granted on 21/06/2021 and in accordance with the conditions attached to that permission

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

CF2	Provision of New Open Space
DM1	Development Management Considerations
H2	Affordable Housing
NE1	International and National Nature Conservation Designations
NE3	Trees, Woodlands and Hedgerows
NE6	Waste Water Treatment and River Water Quality
SP1	Housing Provision
SP13	Health and Wellbeing
SP14	Natural Environment
SP18	Climate Change
SP19	Green Infrastructure
SP2	Location of Development
SP5	Planning Obligations
T1	Managing Transport Impacts

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T2 Active Travel

Revision	Date	Description of Decision
0	14/05/2024	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with the following plans and documents:

i. Drawing no. PL02 Revision J: Planning Layout
ii. Drawing no. ML01 Revision E: Materials Layout Plan
iii. Drawing no. HS01 Revision D: Hard Surfacing Plan
iv. Drawing no. BT01 Revision E: Boundary Treatments Plan
v. Drawing no. PC3213-RHD-ZZ-HR-DR-D-0100 Revision P06: Preliminary Access Layout General Arrangement
vi. Drawing no. PC3213-RHD-ZZ-HR-DR-D-0111 Revision P03: Preliminary Access Layout Visibility Splay
vii. Housetype Pack Revision C dated 14.12.2023
viii. Drawing no. P.1624.22.03: Arboricultural Method Statement
ix. Landscape Masterplan reference no. H22-0032-001E
x. Drawing no. H22-0032_002D: Detailed Plot Landscape Plans Sheet 1 of 2
xi. Drawing no. H22-0032_003D Detailed Plot Landscape Plans Sheet 2 of 2
xii. Drawing no. H22-0032_004B : Biodiversity Enhancement Plan
xiii. Drawing no. WM01 Revision D: Waste Management Plan

2. Prior to first occupation of the dwellings hereby approved the vehicular access shall provide visibility splays of shown on drawing no. PC3213-RHD-ZZ-HR-DR-D-0111 Revision P03. 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.

3. No dwelling shall be occupied until a scheme for the re-siting of existing bus stops on Holt Road has been implemented in accordance with a

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scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

4. The development shall be carried out in strict accordance with the details shown on drawing no. P.1624.22.03: Arboricultural Method Statement. The tree protection fences shall be erected measures for tree protection shall be erection prior development commencing and shall remain in situ until construction works have been completed.

5. Within three months of the date of commencement of development a Landscape Implementation and Management Plan, including timescales for the implementation of hard and soft landscaping works, long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.

6. The measures shown on the Biodiversity Enhancement Plan reference H22-0032_004B shall be implemented in full in accordance with the timetables referred to on the Holt Road, Wrexham - Biodiversity Enhancement Plan Implementation Schedule reference BHNW/146/BEPIS. The measures shall thereafter be permanently retained.

7. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. Drawing no. PL02 Revision J: Planning Layout. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. 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

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

4. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

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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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
7. To provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

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