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 DANIEL PARRY

Reference P/2023/0221

Agent GRIMSTER PLANNING LTD MR STEVEN GRIMSTER 5 PORAL BUSINESS PARK GRIMSTER PLANNING LTD 5 PORTAL BUSINESS PARK EATON LANE TARPORLEY CW6 9DL

Date Received 29/03/2023

Decision Date 30/10/2024

Town and Country Planning Act, 1990

Location of Application

LAND SOUTH OF BERSE ROAD CAEGO WREXHAM LL11 6TP

Description of Application

CODI 47 ANNEDD AC ISADEILEDD CYSYLLTIEDIG / ERECTION OF 47 DWELLINGS AND ASSOCIATED INFRASTRUCTURE

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
Future Wales Policy 20 - National Growth Area - Wrexham and Deeside
Future Wales Policy 7 - Delivering Affordable Homes
Future Wales Policy 13 - Supporting Digital Communications
TAN 11 : Noise
TAN 12 : Design
TAN 2 : Planning and Affordable Housing
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

CF2 - Provision of New Open Space
DM1- Development Management Considerations

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H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
NE1 - International and National Nature Conservation Designations
NE3 -Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP1 - Housing Provision
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP5 - Planning Obligations
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0		Planning permission issued

Particulars of decision : 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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

- 001 Revision C
- 010 Revision Q
- 012 Revision H
- 021
- 023 Revision F – Site Layout Plan with Site Levels
- 100 Revision B
- 101 Revision B
- 102 Revision A
- 103 Revision A
- 104 Revision A
- 105 Revision A
- 106 Revision A
- 107 Revision A
- 108 Revision A
- 109 Revision B

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- 110 Revision A
- 111 Revision A
- 112 Revision A
- 113 Revision A
- 114 Revision A
- 5073-CAU-XX-XX-SK-C-0010 Revision P01
- LST-XX-XX-DR-L-101 Revision P12
- Section 4.3 Recommendations of the Etive Ecology Ltd, Preliminary Ecological Appraisal dated February 2022.

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3. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following: 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;

   2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;

   3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone , including any related sections and method for avoiding damage to retained trees;

   4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

   5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

   6) Method for protecting retained trees during demolition works;

   7) Details of all proposed tree works, including felling and pruning.

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4. No dwelling hereby permitted shall be occupied until a scheme to provide an active travel connection to the adjoining footway/cycleway (which shall include hard and soft landscaping measures) has been implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The scheme shall be retained in accordance with the approved details.

5. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- Hours of working; and
- A scheme of dust management;
- A scheme to manage the impacts of construction noise and vibration.
- The parking of vehicles of site operatives and visitors; and
- Loading and unloading of plant and materials.

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6. No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

7. No dwelling hereby permitted shall be occupied until the vehicular access is provided with visibility splays of 2.4 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.

8. Prior to the first occupation of plots 1, 3, 3-6 (inclusive) and 34-45 (inclusive) a scheme of noise mitigation measures shall be implemented in accordance with details submitted to and approved in writing by the Local Planning Authority. The mitigation measures shall retained thereafter.

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9. 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 physical protective measures for trees planted within landscaped verges and between parking spaces, management objectives, management responsibilities and maintenance schedules for all landscaped area shall be submitted for the written approval of the Local Planning Authority. The landscaping shall be implemented, managed and maintained in accordance with the approved details.

10. No dwelling hereby permitted shall be occupied until a scheme for the provision of bird and bat boxes has been implemented in full in accordance with details that shall first be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall thereafter be retained in accordance with the approved scheme for the lifetime of the development.

11. No dwelling shall be first occupied until its associated car parking has been provided as shown on plan number 012 Revision H. The car parking spaces shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Reason(s)

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

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

3 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.

4 To promote active travel choices in accordance with policy T2 of the Wrexham Local Development Plan.

5 To protect the amenities of the occupiers of nearby properties and in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

6 To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

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.

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8 To protect the amenity of the future occupiers of the development in accordance with policy DM1 of the Wrexham Local Development Plan.

9 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.

10 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

11 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, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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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