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 Mrs Fiona Grant

Agent Miss Kerry Burns
The Coach House,
Llewelyn Road ,
Wrexham, LL11 5TW

Reference P/2025/0297

Date Received 25/03/2025

Decision Date 14/05/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

FRON DEG, FRON DEG, GLYN CEIRIOG, LLANGOLLEN, LL20 7NW

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2024/0272 I DIWYGIO CYNLLUNIAU CYMERADWY - DRAENIO
/ VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2024/0272 TO AMEND APPROVED PLANS - DRAINAGE

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 18 : Transport
TAN 20 : Planning and the Welsh Language
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
T1 - Managing Transport Impacts

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Revision	Date	Description of Decision
0	14/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before 02 September 2029.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - 24012 (PL) 021 Revision A - Proposed Site Plan Drainage;
   - Drawing no: FDH/LMA/XX/XX/DR/A 3360/P5;
   - Sewage Discharge Calculations;
   - Percolation Test;
   - Drain Survey by Aspect Drainage Solutions.

   and the details shown on the following plans and documents from planning permission ref: P/2024/0272 and P/2024/1439:
   - 23001 (PL) 021 Revision B;
   - 23001 (SU) 100;
   - 23001 (SU) 110;
   - 23001 (SU) 201;
   - 23001 (SU) 202;
   - 23001 (PL) 020 Revision B;
   - 23001 (PL) 201 Revision A;
   - 23001 (PL) 202 Revision A;
   - 23001 (PL) 100 A Revision A;
   - 23001 (PL) 110 A Revision A;
   - Preliminary Ecological Appraisal Version 2: 15th April 2024 Ref: FRO050224;
   - Appendix 1: Green Infrastructure Statement and Net Biodiversity Benefit dated 01/05/2024;
   - Bat Emergence Surveys report completed on 25th June 2024 by Susan Worsfold;
   - Construction Traffic Management Plan compiled by Reilly's Building Services Ltd and Fiona Grant.

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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3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown in the document titled Appendix 1: Green Infrastructure Statement and Net Biodiversity Benefit have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

4. The development hereby permitted shall be carried out in strict accordance with the Construction Traffic Management Plan compiled by Reilly's Building Services Ltd and Fiona Grant, approved under application ref: P/2024/1439 on 31st October 2024.

5. If demolition of the dwelling known as No.1 Fron Deg does not occur by 02/09/2025, no demolition works shall take place until bat surveys and full details of any mitigation measures as may be necessary have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the details as approved.

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

7. The development shall be carried out in strict accordance with the mitigation measures contained within the Bat Emergence Surveys report completed on 25th June 2024 by Susan Worsfold.

   Should the demolition of 1 Fron Deg not take place by 02/09/2025 a further survey would be required to be submitted to and approved by the Local Planning Authority prior to any demolition works taking place on the site.

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

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

5. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

6. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

Note(s) to applicant

In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:
1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;

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3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway;
6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required;
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required;
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway;
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply:

- No surface water from the applicants site should be allowed to drain onto the public highway;
- The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading;
- No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway.

*The hard paved length and set back if required is subject to the applicants proposed vehicular length.

The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.

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The developer should ensure that the Llansantffraid Glyn Ceiriog public footpath 17 can be safely used by pedestrians throughout the construction process.

Should the footpath need to be closed to allow works to take place the developer will need to apply to the Council's Public Rights of Way section for a temporary closure by notice or by order.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed may be 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 contacting the SAB Team directly at SAB@wrexham.gov.uk

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

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