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 GRAHAM MCLOUGHLIN
4 COOKS PIT BARN
WOODHEY LANE
FADDILEY CW5 8JJ

Code Number WOR P/2021/0032

Date Received 27/12/2020

Decision Date 09/08/2022

Town and Country Planning Act, 1990

Location of application

, LAND TO THE REAR OF CHURCH VIEW, CHURCH ROAD, WORTHENBURY, WREXHAM, , LL13 0AW

Description of application

ADEILADU DAU ANEDD DEULAWR NEWYDD / CONSTRUCTION OF TWO NEW TWO STOREY DWELLINGS

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

Revision	Date	Description of Decision
0	09/08/2022	Planning permission issued
1	06/08/2024	P/2024/1256 – Condition 4 – Discharged
2	09/09/2024	P/2024/1312 – Conditions 3 and 7 - Discharged
3	13/11/2024	P/2024/1420 – Condition 6 – Discharged

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of three years from the date of this permission.

2. The development shall be carried out in strict accordance with the following drawings:
i. W01 Revision F - Location and Block Plan
ii. W03 Revision F - Site Plan
iii. W05 Revision B - Plot 1 Plans
iv. W05 Revision B - Plot 1 Elevations
v. W07 Revision A - Plot 2 Plans

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vi. W08 Revision A - Plot 2 Elevations
vii. W10 Revision C - Plot 2 Garage Plans and Elevations
viii. W011 Revision F - Site access showing Visibility Splays
ix. W012 Revision A Demolition Plan
x. 101 Proposed Wastewater Outflow Location Plan (Wider View).

3. Development shall not comment until a scheme of biodiversity enhancement has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:
i) Details of the location and specification of the habitat enhancement for bats outlined in the Arbtech Bat Emergence Survey dated 23/06/2021;
ii) Native species planting;
iii) A timetable for the implementation of the scheme.
Biodiversity enhancement shall thereafter take place in strict accordance with the scheme as approved.

Condition 3 Discharged (P/2024/1312) – 09/09/2024

4. No part of the development / works shall commence until details of an on-site watching brief, prepared and to be carried out by a suitably qualified archaeologist, for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

Condition 4 Discharged (P/2024/1256) – 06/08/2024

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition no.04 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670), within 2 months of completion of the fieldwork. On approval the digital archive shall be submitted to the Historic Environment Records Officer at Clwyd-Powys Archaeological Trust (gary.duckers@cpat.org.uk) and the National Monuments Record, RCAHMW (nmr.wales@rcahmw.gov.uk).

6. 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.

Condition 6 Discharged (P/2024/1420) - 13/11/2024

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7. 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.

Condition 7 Discharged (P/2024/1312) – 09/09/2024

8. The landscaping scheme submitted and approved in connection with condition no. 07 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

9. Prior to first use of the development hereby approved the vehicular access shall provide the visibility splays shown on drawing no. W011 Revision F. 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.

10. Prior to first use of the development hereby approved the vehicular access shall provide the pedestrian visibility splays shown on W011 Revision F shall be provided. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

11. The vehicular parking and turning areas as shown on approved drawing(s) No(s). W03 Revision F 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 71ZA (2) of the Town and Country Planning Act 1990.
3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan

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5. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
9. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. 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 GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

Ian Jones

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Interim Chief Officer Planning & Regulatory

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

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