

In pursuance of its powers under the Acts and 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	PHIL HARGREAVES CASTLE GREEN HOMES	Code Number	GWE P/2021/0135
Agent	CASTLE GREEN HOMES PHIL HARGREAVES UNIT 20 ST ASAPH BUSINESS PARK ST ASAPH LL17 0LJ	Date Received	11/02/2021 15/11/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

TAN Y BONT, MAIN ROAD, OLD RHOSROBIN, WREXHAM, LL11 4RL

Description of application

MATERION CADARNHAU YN BRESENNOL I CAIS AMLINELLOL
P/2016/0189 / RESERVED MATTERS PURSUANT TO OUTLINE
APPLICATION P/2016/0189

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 15/11/2021 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 Unitary Development Plan which are as follows:-

CLF5	Open space requirements from new residential developments
CLF7	Informal recreation - countryside and water resources
EC1	Green Barriers
EC11	Archaeology
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/11/2021	Reserved matters approval issued
1	13/04/2022	Non-material amendment
2	11/08/2022	Non-material amendment

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3	26/06/2023	Non-material amendment
4	21/02/2024	P/2024/0032 – Non-Material Amendment approved
5	16/10/2024	Approval of details submitted in respect of condition 2

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:
 - i. RHRO-SP01 revision M Proposed Site Plan Sheet 1 of 2
 - ii. RHRO-SP02 revision M Proposed Site Plan Sheet 2 of 2
 - iii. Rhosrobin Housetype Pack A
 - iv. Ascerta Landscape Management Plan Reference 1421.21 Revision D
 - v. Drawings no. P.1421.21.04 Revision C Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
 - vi. Drawings no. P.1421.21/04 Revision C Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
 - vii. Drawing no. P.1421.21.05 Revision C Landscape Management Areas Plan
 - viii. Materials Schedule reference MRRHOSR-MS-01 Revision A
 - ix. Tan Y Bont - LEAP reference SSQ14182 dated 20th January 2021.
 - x. Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v3 dated November 2021.

Non-material amendment: 13/04/2022 **Reference Number:** P/2022/0260

By: Wrexham County Borough Council

Approved Details: With the exception of items viii and ix, the drawings referenced in condition are 01 superseded by the following drawings:

- RHRO-SP01 revision O Proposed Site Plan Sheet 1 of 2
- RHRO-SP02 revision O Proposed Site Plan Sheet 2 of 2
- Rhosrobin Housetype Pack B

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- Ascerta Landscape Management Plan Reference 1421.21 Revision E
- Drawings no. P.1421.21.04 Revision D Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
- Drawings no. P.1421.21/04 Revision D Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- Drawing no. P.1421.21.05 Revision D Landscape Management Areas Plan
- Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v4 dated March 2022.

Non-material amendment: 11/08/2022 **Reference Number:** P/2022/0634

By: Wrexham County Borough Council

Approved Details: With the exception of item ix, the drawings referenced in condition are 01 superseded by the following drawings:

- RHRO-SP01 revision Q Proposed Site Plan Sheet 1 of 2
- RHRO-SP02 revision Q Proposed Site Plan Sheet 2 of 2
- Rhosrobin Housetype Pack B
- Ascerta Landscape Management Plan Reference 1421.21 Revision F
- Drawings no. P.1421.21.04 Revision E Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
- Drawings no. P.1421.21/04 Revision E Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- Drawing no. P.1421.21.05 Revision E Landscape Management Areas Plan
- Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v5 dated July 2022.

Non-material amendment: 26/06/2023 **Reference Number:** P/2023/0222

By: Wrexham County Borough Council

Approved Details: With the exception of items viii and ix, the drawings referenced in Condition are 01 superseded by the following drawings:

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- RHRO-SP01 revision Q1 Proposed Site Plan Sheet 1 of 2
- RHRO-SP02 revision Q1 Proposed Site Plan Sheet 2 of 2
- Rhosrobin Housetype Pack B (as amended by Dwg No's: W-BEW.100, W-BEW.101, W-BEW.102, W-WEN.1-00, W-WEN.1-01, W-WEN.1-02)
- Ascerta Landscape Management Plan Reference 1421.21 Revision G
- Drawings no. P.1421.21.04 Revision G Landscape Proposal Sheet 1 of 2 and Sheet 2 of 2.
- Drawings no. P.1421.21.03 Revision G Planting Plan Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- Drawing no. P.1421.21.05 Revision E Landscape Management Areas Plan
- Hepworth Acoustics Mitigation of Traffic Noise from A483 report no. P20-525-R01v5 dated July 2022.

Non-Material Amendment Approved – Amend Condition 1

Reference Number: P/2024/0032

Date Approved: 21/02/2024

By: Wrexham County Borough Council

2. Development shall not commence until a fence has been erected along the boundary with the A483 in accordance with details that have been submitted to and approved in writing by the Local Planning Authority.

Decision Date: 16/10/2024

Reference Number: P/2024/0171

By: Wrexham County Borough Council

Approved Details: Drawing titled Boundary Fence Facing A483 received 20 February 2024.

3. Within three months of commencement of development a timetable for the implementation of all hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter hard and soft landscaping works shall be carried out in strict accordance with the timetable as approved.

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4. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawings nos. RHRO-SP01 revision M and RHRO-SP02 revision M. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

Non-material amendment: 13/04/2022 **Reference Number:** P/2022/0260

By: Wrexham County Borough Council

Approved Details: Drawings nos. RHRO-SP01 revision M and RHRO-SP02 revision M substituted for drawings nos. RHRO-SP01 revision O and RHRO-SP02 revision O

Non-material amendment: 11/08/2022 **Reference Number:** P/2022/0634

By: Wrexham County Borough Council

Approved Details: Drawings nos. RHRO-SP01 revision O and RHRO-SP02 revision O substituted for drawings nos. RHRO-SP01 revision Q and RHRO-SP02 revision Q

Non-material amendment: 26/06/2023 **Reference Number:** P/2023/0222

By: Wrexham County Borough Council

Approved Details: Drawings nos. RHRO-SP01 revision Q and RHRO-SP02 revision Q substituted for drawings nos. RHRO-SP01 revision Q1 and RHRO-SP02 revision Q1.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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 GDP1 and PS2 of the Wrexham Unitary Development Plan.

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4. 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.



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