

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 MR PHIL AVERY

Reference P/2024/0319

Agent MR NEIL RANFORD
NCR
ARCHITECTURAL
DESIGN LIMITED
NCR
ARCHITECTURAL
DESIGN LIMITED,
1ST AND 2ND
FLOORS, 34 LOWER
HIGH STREET,
STOURBRIDGE, DY8
1TA

Date Received 03/01/2024

Decision Date 24/10/2024

Town and Country Planning Act, 1990

Location of Application

THE COACH HOUSE ASHGROVE CHESTER ROAD GRESFORD WREXHAM
LL12 8PP

Description of Application

ESTYNIAD DEULAWR A NEWID DEFNYDD Y LLAWR GWAELOD O GAREJ I
SIOP GOFFI / TWO STOREY EXTENSION AND CHANGE OF USE OF GROUND
FLOOR FROM GARAGE TO COFFEE SHOP

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

National Policies and Technical Advice Notes (TAN):

Planning Policy Wales

Technical Advice Note 5 – Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

EM4 - Employment Development Outside of Settlement Limits

H9 - Conversion of Buildings Outside of Settlement Limits to Residential Use

NE1 - International and National Nature Conservation Designations

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NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
SP6 - Green Wedge
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	24/10/2024	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):
 - ACH/8 June 2024
 - ACH/9 June 2024
 - Nova Acoustics - Residential Noise Assessment (September 2024)
 - Worcestershire Wildlife Consultancy - Preliminary Ecological Appraisal (February 2024 amended July 2024)
 - Aspect Arboricultural - Tree Schedule
 - Aspect Arboricultural Drawing No. 12014 TCP 01
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as shown in the Green Infrastructure Statement & Baseline Biodiversity Plan (Worcestershire Wildlife Consultancy, 29th August 2024) and the Green Infrastructure and Net Biodiversity Form (received on 23rd October 2024) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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5. The bin storage areas, cycle parking and pedestrian access paths to the cafe and nursing home as shown in plan ACH/9 shall be provided before the first use of the development hereby approved and shall thereafter be permanently retained for such purposes.
6. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan 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 the protection of the residents and existing home facilities from the risks of construction traffic and activities.
7. The noise mitigation measures as set out in the Residential Noise Assessment as carried out by Nova Acoustics (September 2024) shall be implemented in full prior to the first use of the development and all measures for noise mitigation shall be retained thereafter.

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8. 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;

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

9. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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 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.

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- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 5 To ensure the development is built and operates in a satisfactory manner in accordance with policy DM1 of the Wrexham LDP.
- 6 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 7 In the interests of the amenities of the future occupants of the development in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 8 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.
- 9 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.

Note(s) to applicant

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In line with the Welsh Government's decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy, we encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;

- The installation must comply with all applicable electrical requirements in force at the time of installation.

The scheme of arboricultural supervision required in connection with condition no. 9 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

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Trees overhanging the public highway and part concealing a streetlight near to the site entrance should be trimmed back as it obstructs lighting to the site entrance.

Agreement of the tactile paving setting out on site at the entrance with the LHA inspector.

Agreement of a slight rounding off of the proposed kerbing to the entrance path on site.

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;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being asked 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

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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 from 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.

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*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

Betsi Cadwaladr University Health Board Public Health Team have advised that the following be given careful consideration:

- Provide a reduced selection of high fat, salt and sugary food and drinks, providing healthy alternatives that are fresh and affordable.
- Consider a good selection of affordable fruit and vegetable options.
- Consider access to free tap water and the provision of free water bottle refills.
- Consider options to suit dietary requirements and preferences.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)