

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	MRS B ROBERTS	Code Number	LLR P/2022/0991
Agent	KE-DESIGN MR CRAIG MARSTON THE STUDIO 3 WILLIAM FELTON MEWS SALOP ROAD OSWESTRY SY11 2RQ	Date Received	18/11/2022
		Decision Date	05/03/2024

Town and Country Planning Act, 1990

Location of application

LAND AT THE COTTAGE, GARTH ROAD, GARTH, LLANGOLLEN,
WREXHAM, LL20 7NR

Description of application

CODI ANNEDD GYDA GAREJ AR WAHAN / ERECTION OF DWELLING
WITH DETACHED GARAGE

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

BE1	Pontcysyllte Aqueduct and Canal World Heritage Site
DM1	Development Management Considerations
H7	Housing in the Countryside
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP19	Green Infrastructure
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	01/03/2024	Planning permission issued

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 five years from the date of this permission.

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2. The development shall be carried out in accordance with the following plans:
 - i. TC-GA-302 Revision A: Drainage Layout Plan
 - ii. TC-PA-300 Revision A: Proposed Access Plan
 - iii. 2121-MA(00)0003 Revision B: Proposed Site Plan
 - iv. 2121-MA(00)0004 Revision A: Proposed Plans
 - v. 2121-MA(00)0005 Revision A: Proposed Elevations
 - vi. 2121-MA(00)0006: Proposed Garage Plans & Elevations
 - vii. 2121-MA(00)0007: Proposed Site Section
3. The works to the dry stone shown on drawing no. TC-PA-300 Revision A: Proposed Access Plan shall not commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of hibernating slow worms and nesting birds has been submitted to and approved in writing by the Local Planning Authority. Works to the wall shall thereafter only be undertaken in strict accordance with the approved RAMs scheme.
4. 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.
5. Within three months of commencement of development a scheme of Net Benefit to Biodiversity, to include a timescale for implementation, shall be submitted for the written approval of the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and shall thereafter be retained for the lifetime of the development.
6. Within three months of commencement of development, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority. The scheme shall include, but not be limited to:
 - a) Details of any native species trees to be removed; and
 - b) The planting of trees at a ratio of 1:3 for any native species tree to be removed.

Landscaping shall be carried out in accordance with the approved scheme in the first planting season following the first occupation of the dwelling. Any tree or hedge which within a period of 5 years from the completion of the development becomes severely damaged, seriously diseased or is removed shall be replaced in the next available planting season by others of the same size and species.
7. The dwelling hereby permitted shall not be occupied until the foul water treatment plant has been installed and made operational, to include the

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- foul water connections to the proposed dwelling and to The Cottage, in accordance with the details shown on drawing no. TC-GA-302 Revision A: Drainage Layout Plan. Thereafter foul water shall from the dwelling and The Cottage shall only be drained to the foul water treatment plant.
8. The dwelling shall not be occupied until all foul water drainage connections to the existing septic tank serving The Cottage have been taken out of use and the septic tank abandoned and filled in, in accordance with the details shown on drawing no. TC-GA-302 Revision A: Drainage Layout Plan.
 9. The dwelling hereby permitted shall not be occupied until the site access has been laid out in strict accordance with the details shown on drawing no. TC-PA-300 Revision A: Proposed Access Plan, to include the removal of a section of dry stone wall and the reduction of the section of dry stone wall shown hatched blue to a height of 600mm above the level of the carriageway of Garth Road. The site access shall thereafter be permanently retained and maintained in accordance with details shown the drawing.
 10. The vehicular parking and turning areas as shown on approved drawing no. 2121-MA(00)0003 Revision B: Proposed Site Plan 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.
 11. The 1700mm high obscured glass screen shown drawing no. 2121-MA(00)0005 Revision A: Proposed Elevations and described as 1700mm high obscured glass privacy screen on 2121-MA(00)0004 Revision A: Proposed Plans shall be installed prior to the first occupation of the dwelling hereby permitted and shall thereafter be permanently retained.

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 in accordance with Policies DM1, SP14 and NE1 of the Wrexham Local Development Plan.

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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.
7. To prevent pollution of the water environment and to protect the integrity of the River Dee and Bala Lake Special Area of Conservation in accordance with Policies DM1, NE1 and NE6 of the Wrexham Local Development Plan.
8. To prevent pollution of the water environment and to protect the integrity of the River Dee and Bala Lake Special Area of Conservation in accordance with Policies DM1, NE1 and NE6 of the Wrexham Local Development Plan.
9. To ensure the formation of a safe and satisfactory access in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. 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 DM1 and T1 of the Wrexham Local Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local 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

**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**