

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 MATT CHRISTIE

Code ROS P/2021/0110

Agent

Number

Date 02/02/2021

Received

Decision

Date 07/02/2022

Town and Country Planning Act, 1990

Location of application

LAND TO THE NORTH AND SOUTH OF, LANE FARM, ROSSETT ROAD,
TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of application

MATERION CADARNHAU YN BRIODOL I CAIS AMLINELLOL P/2018/0560 /
RESERVED MATTERS PURSUANT TO OUTLINE APPLICATION
P/2018/0560

**Submission of Reserved Matters pursuant to Outline Planning
Permission Code No. Granted on 07/02/2022 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:-

Revision	Date	Description of Decision
0	07/02/2022	Reserved matters approval issued
1	29/01/2024	Non-Material Amendments
2	01/03/2024	Approval of details submitted in respect of condition 3
3	15/03/2024	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. Drawing no. ROSSRD-SL.01 revision H

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- ii. Drawing no. ROSSRD-PP.01
- iii. Drawing no. P.1416.20.01 Revision E Sheets 1-5.
- iv. Drawing no. P.1416.20.02 Revision D Sheets 1-5
- v. Schedule Reference ROSSRD-MS-01 Revision B
- vi. Rossett Housetype Pack Revision A

Non-material amendment: 29/01/2024 **Reference Number:** P/2023/0853

By: Wrexham County Borough Council

Approved Details: Approved drawings Nos. ROSSRD-SL.01 revision H, P.1416.20.01 Revision E Sheets 1-5 and P.1416.20.02 Revision D Sheets 1-5 substituted for drawings Nos. ROSSRD-SL.01 Revision K, P.1416.20.01 Revision I Sheets 1-5 and P.1416.02.02 Revision I Sheets 1-5

2. Development shall not commence until details a scheme of flood attenuation basin in phase 2, including a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be implemented as approved.

Non-material amendment: 29/01/2024 **Reference Number:** P/2024/0023

By: Wrexham County Borough Council

Approved Details: Amended wording of condition

Date Approved: 15/03/2024 **Reference Number:** P/2023/0852

By: Wrexham County Borough Council

Approved Details: Drawing no. 106 Revision C: Southern Land Parcel Main Drainage Flood Exceedance Routing Plan and drawing no. 108 Revision A: Sustainable Drainage (SAB) Southern Land Parcel Detention Basin Details.

3. Within three months of the date of commencement of development a Landscape Management Plan, including long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.

Date Approved: 01/03/2024 **Reference Number:** P/2024/0097

By: Wrexham County Borough Council

Approved Details: Landscape and Ecological Management Plan, reference P.1416.20 Revision C dated 09/01/2024

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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 drawing no. ROSSRD-SL.01 revision H. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of vehicles at all times.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To protect the development from flooding and to ensure that the increase in off-site flooding does not increase in accordance with policy EC12 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.
4. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan



**Officer Appointed for this purpose
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