

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 GARY LYNCH RUSSELL HOMES (UK) LTD	Code No	GWE P/2019/0923
Agent	J10 PLANNING LTD MR JUSTIN PAUL 2 WREXHAM ROAD CHESTER CH4 7QR	Date Received	16/12/2019
		Decision Date	16/05/2024

Town and Country Planning Act, 1990

Location of application

LAND EITHER SIDE STANSTY CHAIN ROAD OFF A483 TRUNK ROAD
AND A541 MOLD ROAD, STANSTY, WREXHAM, LL11 4YF

Description of application

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND
DETAILED MEANS OF ACCESS WITH ALL OTHER MATTERS RESERVED

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

CF2	Provision of New Open Space
DM1	Development Management Considerations
H1	Housing Allocations
H2	Affordable Housing
NE1	International and Nationally Designated Nature Conservation
NE3	Sites
NE6	Trees, Woodlands and Hedgerows
RE1	Waste Water Treatment and River Water Quality
SP1	Development and Renewable Energy/Low Carbon
SP12	Technology
SP13	Housing Provision
SP14	Design Principles & Masterplanning Framework
SP15	Health and Wellbeing
SP18	Natural Environment
SP19	Historic and Cultural Environment
SP2	Climate Change
SP5	Green Infrastructure
T1	Location of New Development
T2	Planning Obligations
	Managing Transport Impacts
	Active Travel

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Revision	Date	Description of Decision
0	16/05/2024	Planning permission issued

**Particulars of decision that Outline Planning Permission be GRANTED
Subject to the following:-**

Condition(s)

1. Details of the appearance, landscaping of the site, layout and scale, (hereinafter called ""the reserved matters"") for each phase of the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development in that phase begins. The development shall be carried out in accordance with the details as approved for each phase of the development.
2. The first reserved matters application shall include a plan showing the first phase of development and location of all subsequent phases of development (hereinafter called ""the Phasing Plan""). The Phasing Plan shall include the percentage of affordable housing in each phase, which across the phases shall consist of no less than 25% of the total number of dwellings to be built on the site. All subsequent reserved matters applications shall be submitted in accordance with the approved Phasing Plan.
3. The Reserved Matters shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
4. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
5. The development hereby permitted makes provision for a maximum of 455 dwellings.

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6. The development shall be carried out in accordance with the following plans:
 - i) Drawing no. 002 Revision C (Red Line Plan);
 - ii) Drawing no. A106224-PP001 Rev J (Parameters Plan) in respect of the area identified as Archaeological Preservation in Situ Area;
 - iii) Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road) in respect of vehicle and pedestrian access; and
 - iv) Drawing J000069-GA004A - Stansty Chain Road Speed Limit.
7. Notwithstanding the pedestrian accesses shown on Drawing Nos. J000069-GA001 (Proposed Signalised Site Access Junction with A541 Mold Road) and J000069-GA002 (Proposed Site Access Junctions with Stansty Chain Road), the Reserved Matters shall include details of additional pedestrian accesses onto the A541 Mold Road and Stansty Chain Road from any phase adjoining those highways. The pedestrian accesses shall be laid out, surfaced and drained prior to the first occupation of any dwelling in that phase and retained thereafter.
8. No development (excluding site clearance works) shall take place within a particular phase until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

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9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 08 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.
10. No development shall commence in any phase until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that particular phase of development. No development or other operations within that phase shall take place except in strict accordance with the approved Method Statement. The Method Statement shall include:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) 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;
 - c) 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;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.

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11. No development shall commence in a particular phase until a Conservation Management Plan for that phase of development has been submitted to and approved in writing by the Local Planning Authority. The Conservation Management Plan include but not be limited to:
 - i) Reasonable Avoidance Measures (RAMs) Scheme for Great Crested Newts and common lizard (to include details of measures such as fence construction and maintenance);
 - ii) Measures to protect trees with the potential to support bats;
 - iii) A lighting scheme and external lighting to be to be compliant with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK;
 - iv) Measures to deliver net benefit to biodiversity, to include a long term management and maintenance plan.
 - v) Biosecurity Risk Assessment for the removal, control and long-term management of invasive species during construction and following completion of the development;
 - vi) A timescale for the implementation of the Conservation Management Plan

The Conservation Management Plan shall be implemented in accordance with the approved details.
12. The area identified on Drawing no. A106224-PP001 Rev J (Parameters Plan) as Archaeological Preservation in Situ Area shall be brought forward in accordance with the Archaeological Management Plan (ref: 15003/21)
13. Prior to commencement of development in each phase, the appointed Ecological Clerk of Works shall undertake a site walkover and inspection for the presence of badgers. The findings of the walkover over together with any mitigation measures as may be necessary shall be submitted for the written approval of the Local Planning Authority. Development shall thereafter only be carried out in accordance with any approved scheme(s) of mitigation.
14. Development shall not commence on any phase until a scheme of foul water drainage has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme as approved shall be implemented prior to the first dwelling in that phase.

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15. Development shall not commence on any phase until a scheme of noise mitigation for that particular phase has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full prior to the first occupation of any dwelling in that phase and all measures for noise mitigation shall be retained thereafter.
16. No development shall commence in any phase until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in respect of that particular phase of development. The approved statement shall be adhered to throughout the construction period in that phase. The statement shall provide for:
 - 1) the parking of vehicles of site operatives and visitors;
 - 2) loading and unloading of plant and materials;
 - 3) storage of plant and materials used in constructing the development;
 - 4) an earthwork balance in respect of materials arising from excavations carried out on site, including measures to ensure those materials are re-used on-site;
 - 5) hours of working and deliveries;
 - 6) a scheme of dust management; and
 - 7) a scheme to manage the impacts of construction noise and vibration.
17. Development shall not commence until a scheme of improvements to junction 5 of the A483 and the Mold Road/Berse Road/Plas Coch Road, along with a timescale for the implementation of the scheme, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be prepared with reference with the following Drawings: J000069-SK006-1 -Stage 1 A483 J5 (1 of 2), J000069-SK006-2 -Stage 1 A483 J5 (2 of 2), J000069-SK007 -Stage 1 Plas Coch Roundabout and J000069-SK008 -Stage 2 A483 J5 Improvements to junction 5 of the A483 and the Mold Road/Berse Road/Plas Coch Road shall thereafter be undertaken in accordance with the approved scheme and timescale.

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18. No part of the development hereby permitted shall commence until details of an on-site Archaeological Watching Brief, prepared and 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. The development shall be carried out in strict accordance with the approved Archaeological Watching Brief 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 (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670) prior to the first occupation of any dwelling in a phase adjoining the area identified as Archaeological Preservation in Situ Area on drawing no. A106224-PP001 Rev J (Parameters Plan)
19. The Reserved Matters shall include an area or areas of public open space within each phase, together with a scheme that includes the following details:
 - 1) the siting, size, layout and appearance of any formal equipped play areas;
 - 2) hard and soft landscaping of the open space area(s);
 - 3) the timing of the construction and landscaping of the open space area(s);
 Public open space shall be provided on site within each phase in accordance with the approved scheme and permanently retained thereafter.
20. Prior to commencement of development in any phase adjoining the A541 Mold Road a scheme for the provision of a bus stop on the south-bound carriageway of the A541 Mold Road, to include a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The bus stop shall be provided in accordance with the approved scheme and shall be retained thereafter.
21. No dwelling shall be occupied until a Final Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport.

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22. The speed limit changes shown on drawing J000069-GA004A - Stansty Chain Road Speed Limit shall be implemented prior to first occupation of any dwelling in a phase adjoining Stansty Chain Road.
23. Development shall not commence until a suitably qualified ecologist (Ecological Clerk of works) has been appointed and details of an ecological watching brief, to include 6 monthly audits, have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with watching brief, including the submission of the findings of each 6 monthly audit.
24. Vegetation clearance shall not take place in any phase of the development hereby permitted between March and September (inclusive) other than in accordance with details submitted to and approved in writing by the Local Planning Authority.
25. No dwelling shall be occupied until a fence has been erected along the full length of the boundary with the A483 trunk road in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained.
26. No drainage from the site shall be connected to or allowed to discharge into the trunk road drainage system.
27. No dwelling shall be occupied until a scheme of low and zero carbon technology has been implemented in accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the measures installed in accordance with the scheme shall be retained.

Reason(s)

1. To comply with Section 92 of the Town and Country Planning Act, 1990.
2. To ensure that the development of the site takes place in a coordinated manner and to ensure compliance with LDP policy H2 in respect of the delivery of affordable housing.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with Section 92 of the Town and Country Planning Act, 1990.
5. To define the scope of the planning permission.

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6. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
7. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices in accordance with policies DM1 and T1 of the Wrexham Local Development Plan.
8. In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
9. In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies SP19, DM1 and NE3 of the Wrexham Local Development Plan.
11. In order to protect wildlife interests, which are afforded special protection in accordance with Policies SP14 and NE1 of the Wrexham Local Development Plan and to ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11
12. To protect archaeological remains in accordance Policy SP15 of the Wrexham Local Development Plan.
13. In order to protect wildlife interests, which are afforded special protection in accordance with Policies SP14 and NE1 of the Wrexham Local Development Plan.
14. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies DM1 and NE6 of the Wrexham Local Development Plan.
15. In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
16. In the interests of minimising disruption arising from the development as well as securing a sustainable use of materials excavated during construction in accordance with policy DM1 of the Wrexham Local Development Plan.
17. In the interests of highway safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

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18. To ensure archaeological remains are recorded and protected in accordance Policy SP15 of the Wrexham Local Development Plan.
19. In the interests of the appearance of the development and the standard of amenity afforded to future occupiers in accordance with policies DM1 and CF2 of the Wrexham Local Development Plan.
20. To assist future occupiers of the development to make sustainable transport choices in accordance with policies DM1, T1 and and T2 of the Wrexham Local Development Plan.
21. To assist future occupiers of the development to make sustainable transport choices in accordance with policies DM1, T1 and T2 of the Wrexham Local Development Plan.
22. In the interests of highway safety in accordance with policies DM1 and T1 of the Wrexham Local Development Plan.
23. In order to protect wildlife interests, which are afforded special protection in accordance with policies SP15 and NE1 of the Wrexham Local Development Plan.
24. In order to protect wildlife interests, which are afforded special protection in accordance with Policies SP15 and NE1 of the Wrexham Local Development Plan.
25. To prevent direct access to the A483 trunk road in the interests of highway safety and in accordance with policy DM1 of the Wrexham Local Development Plan.
26. In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.
27. To ensure the development minimises energy use and carbon emissions in accordance with policy RE1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

* Notice of initiation of development

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

* Display of notice

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- b) Legible and easily visible to the public without having to enter the site; and
- c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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