

Applicant MR DAN ANDREWS

Reference P/2024/0291

Decision Date 25/07/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

LLAY ROYAL BRITISH LEGION, BRITISH LEGION SOCIAL CLUB, WATTS DYKE, LLAY, WREXHAM, LL12 0RL

Description of Application

AMRYWIO AMODAU 1, 2, 3 A 4 O GANIATÂD MATERION A GADWYD YN ÔL
P/2021/0384 I ADDASU CYNLLUN SAFLE CYMERADWYEDIG
VARIATION OF CONDITIONS 1, 2, 3 AND 4 OF RESERVED MATTERS
APPROVAL P/2021/0384 TO AMEND APPROVED SITE LAYOUT PLAN

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

CF2 - Provision of New Open Space
DM1- Development Management Considerations
H1 - Housing Allocations
H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP18 - Climate Change
SP19 - Green Infrastructure
SP2 - Location of Development
SP5 - Planning Obligations

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



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T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	25/07/2024	Planning permission issued

Particulars of decision : APPROVED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
 - WDL-SAL-00-ZZ-DR-A-600 Revision P5
 - WDL-SAL-00-ZZ-DR-A-601 Revision P3
 - WDL-SAL-00-ZZ-DR-A-0602 Revision P1
 - WDL-SAL-02-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-04-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-05-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-06-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-07-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-08-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-09-ZZ-DR-A-0100 Revision P3
 - WDL-SAL-11-ZZ-DR-A-112 Revision P3
 - WDL-SAL-13-ZZ-DR-A-132 Revision P1
 - WDL-SAL-14-ZZ-DR-A-142 Revision P1
 - WDL-SAL-15-ZZ-DR-A-152 Revision P1
 - WDL-SAL-16-ZZ-DR-A-162 Revision P2
 - WDL-SAL-17-ZZ-DR-A-172 Revision P1
 - WDL-SAL-18-ZZ-DR-A-182 Revision P1
 - WDL-SAL-19-ZZ-DR-A-192 Revision P2
 - WDL-SAL-20-ZZ-DR-A-202 Revision P1
 - WDL-SAL-21-ZZ-DR-A-212 Revision P2
 - WDL-SAL-21-ZZ-DR-A-213 Revision P1
 - WDL-SAL-22-ZZ-DR-A-222 Revision P1
 - WDL-SAL-22-ZZ-DR-A-223 Revision P1
 - WDL-SAL-23-ZZ-DR-A-232 Revision P2
 - WDL-SAL-24-ZZ-DR-A-243 Revision P1
 - 102 Revision D
 - 201 Revision C
 - 202 Revision A
 - SG Estate External Finishes Schedule 1012: The Poppies, Llay.
 - Affordable Housing Scheme Revision B dated 10/7/2024
 - The plans and documents listed in the SuDS Approving Body Approval dated 7 May 2024 in respect of surface water drainage.
2. No facing or roofing materials shall be used other than materials matching those specified on the SG Estate External Finishes Schedule 1012: The Poppies and Llay WDL-SAL-00-ZZ-DR-A-0601 Revision P3.

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3. The hard and soft land landscaping shall be fully implemented in strict accordance with approved drawings nos. 102 Revision D, 201 Revision C, 202 Revision A and WDL-SAL-00-ZZ-DR-A-0602 Revision P1.
 1. Hard and soft landscaping for each plot shall be carried out in full prior to the occupation of that plan;
 2. Soft landscaping located outside of the curtilages of individual plots shall be undertaken not later than the first planting season (November to March) or seeding season (April to September) following the first occupation of the 50th plot.
4. The vehicular parking and turning areas as shown on the plans(s) numbered WDL-SAL-00-ZZ-DR-A-600 Revision P5 shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.
5. The development shall be carried out in strict accordance with section 5.00 SOUND ATTENUATION SCHEME PROPOSALS of the Environmental Noise Solutions Noise Image Assessment reference NIA/9613/21/96/21/v3 Llay dated 9 July 2021.
6. The development shall be carried out in strict accordance with the Section 3.0 METHOD STATEMENT FOR INVASIVE SPECIES REMOVAL & RISK ASSESSMENT of the Cheshire Ecological Services Biosecurity Risk Assessment reference CES:750.052/06 21/KM dated June 2021.
7. The development shall be carried out in strict accordance with Section 6.0 IMPLICATIONS & RECOMMENDATIONS of the Cheshire Ecological Services Bat Survey reference CES:750.052/06-21/LO dated June 2021

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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- 2 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.
- 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.
- 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 DM1 and T1 of the Wrexham Local Development Plan
- 5 In the interests of the amenities of the future occupants of the buildings in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 6 To control the spread of an invasive species in accordance with policy SP14 of the Wrexham Local Development Plan
- 7 In order to protect wildlife interests, which are afforded special protection in accordance with policies SP14 and NE1 of the Wrexham Local Development Plan.



David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)