

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2023/0165	Your Ref:	P/2023/0165
Date:	28 July 2023		

Lower Rackery House, Dark Lane, Burton, Rossett, Wrexham, LL12 0AG
Variation of Conditions 2 and 12 of planning permission P/2018/1083

Further to your email / consultation dated 19/04/2023 in respect of the above, I comment as follows:

Planning permission for the conversion of buildings at the site to five dwellings was originally granted planning permission on 10 March 2014 under reference P/2013/0285. An application to vary Condition 1 of that permission was granted on 1 May 2019 under reference P/2018/1083. The latter granted a further five years for commencement of development, which expires on 1 March 2024.

The applicant is seeking to amend the wording of Conditions 2 and 12.

2. No part of the development shall commence until samples of all external facing and roofing materials have been 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.

12. No part of the development shall commence until full details of both hard and soft landscape works, to include some native planting has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

The proposed amendments are shown below.

2. ~~No part of the development shall commence until~~ "Prior to use of development" samples of all external facing and roofing materials have been 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.

12. ~~No part of the development shall commence until~~ "Prior to the first use of the development" full details of both hard and soft landscape works, to include some native planting has been submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

The applicant requests that the conditions are varied to allow works to commence prior to materials and landscaping details being submitted. These changes are not considered to affect the safety or operation of the highway network.

Conclusion

There is no highways objection to this proposal.

A handwritten signature in black ink, appearing to read 'R. S. Gray', is positioned above the title.

Chief Officer, Environment & Technical