

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 V JURKOJC	Code Number	CEF P/2017/0835
Agent	STUDIO 83 MR PAUL WHALE THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SHROPSHIRE SY11 4AD	Date Received	09/10/2017
		Decision Date	01/02/2024

Town and Country Planning Act, 1990

Location of application

LAND AT TAN Y GRAIG, OFF HIGH STREET, CEFN MAWR, WREXHAM, LL14 3DD

Description of application

ERECTION OF 4 NO. DWELLINGS (TWO BEDROOM COTTAGE STYLE DWELLINGS IN A SINGLE TERRACE)

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

DM1	Development Management Considerations
H2	Affordable Housing
NE1	International and Nationally Designated Nature Conservation Sites
SP11	Transport and Accessibility
SP14	Natural Environment
SP2	Location of New Development
SP5	Planning Obligations
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	01/02/2024	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.

Applicant	MR V JURKOJC	Code	CEF P/2017/0835
Agent	STUDIO 83 MR PAUL WHALE THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SHROPSHIRE SY11 4AD	Number Date Received	09/10/2017
		Decision Date	01/02/2024

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1210/157.04b, 1210/157.03a and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing 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.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C or E of Schedule 2 Part 1 or Class A Schedule 2, Part 2, other than the development hereby granted permission.
5. The parking and turning area and the passing area as shown on approved drawing 1210/157.04b shall be implemented in all respects prior to the first occupation of any dwelling hereby approved and shall be retained in situ thereafter for the purposes described.
6. Prior to the first occupation of the development hereby approved, the vehicular access from the extent of the adopted highway to the northern most point of the proposed passing area as indicated on drawing no. 1210/157.04b shall be hard surfaced using a bitumen macadam surface or similar and retained in this condition thereafter.
7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
9. No development shall take place 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

Applicant	MR V JURKOJC	Code	CEF P/2017/0835
Agent	STUDIO 83 MR PAUL WHALE THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SHROPSHIRE SY11 4AD	Number Date Received	09/10/2017
		Decision Date	01/02/2024

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.

10. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 9 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.
11. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
12. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
13. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission

Applicant	MR V JURKOJC	Code	CEF P/2017/0835
Agent	STUDIO 83 MR PAUL WHALE THE FORT OFFICES ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SHROPSHIRE SY11 4AD	Number Date Received	09/10/2017
		Decision Date	01/02/2024

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. It is considered necessary to control further development on the site because of the prominence of the dwellings and the unique nature of their construction in relation to the existing topography.
5. In the interests of highway safety.
6. In the interests of highway safety.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. In the interests of highway safety.
9. In the interests of the amenities of the future occupants of the buildings
10. In the interests of the amenities of the future occupants of the buildings
11. To protect the amenities of the occupiers of nearby properties.
12. 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.
13. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.



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