

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 ANDY COTTLE	Code Number	RHO P/2018/1047
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	11/12/2018
		Decision Date	07/10/2019

Town and Country Planning Act, 1990

Location of application

NANTCOL, 57 BRYN GLAS, RHOSLLANERCHRUGOG, WREXHAM, LL14 2EA

Description of application

DEMOLITION OF EXISTING PROPERTY AND ERECTION OF 1 NO. NEW DWELLING WITH PROVISION OF ASSOCIATED ACCESS

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

EC12	Development and flood risk
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	07/10/2019	Planning permission issued
1	18/12/2019	Approval of details submitted in respect of conditions 03 and 05.
2	23/07/2021	Approval of details submitted in respect of conditions 04, 06 and 10
3	05/02/2024	Approval of details submitted in respect of conditions 6.

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered C063/017 Revision F, C063/018 Revision A, C063/021 and C063/022 Revision D and as contained within the application documentation.
3. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - 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.

Date Approved: 18/12/2019 **Reference Number:** P/2019/0843

By: Wrexham County Borough Council

Approved Details: Shields Arboricultural Consultancy Arboricultural Statement reference APS/BGR/08/15 Revision B

4. Development shall not commence until the following has been submitted to and approved in writing by the Local Planning Authority:
 - i) the submission of a report of findings arising from a scheme of intrusive site investigations that shall have been carried out;

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ii) details of any remedial measures that are necessary, including the submission of a layout plan which identifies appropriate zones of influence for the mine entries, and the definition of suitable 'no-build' zones. Where remedial measures are proposed, they shall be implemented in strict accordance with the details as are approved prior to the commencement of any part of the development.

Date Approved: 23/07/2021 **Reference Number:** P/2020/0700

By: Wrexham County Borough Council

Approved Details: Groundsolve Ltd Bryn Glas Rhos: Mining Study dated 17 June 2020 reference 2165/BGR/MRA/mjs, Groundsolve Ltd Letter dated 18 December 2020 reference 2165/BGP/MineGas/mjs, Groundsolve Ltd Letter dated 18 December 2020 reference 2165/BGP/Mining/mjs, Groundsolve Ltd letter dated 23 February 2021 reference 2165/BGP/MineGas/Rev A/mjs, Groundsolve letter dated 23 February 2021 reference 2165/BGP/Mining/mjs and Groundsolve Ltd Bryn Glas: Updated Mining Gas Risk Assessment reference 2165/BGR/UGRA/mjs.

5. Development shall not commence until a scheme of Reasonable Avoidance Measures in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in strict accordance with the scheme as approved.

Date Approved: 18/12/2019 **Reference Number:** P/2019/0843

By: Wrexham County Borough Council

Approved Details: Method Statement with Regard to Great Crested Newts at a Former Dwelling at 57 Bryn Glas Rhosllanerchrugog Wrexham LL14 2EA dated 11 November 2019, reference 57BGCNMS

6. Prior to their use on the development samples of all external facing and roofing 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.

Date Approved: 23/07/2021 **Reference Number:** P/2020/0700

By: Wrexham County Borough Council

Approved Details: Document titled Materials Specified at 57 Bryn Glas Rhosllanerchrugog, Wrexham, LL14 2EA

Date Approved: 05/02/2024 **Reference Number:** P/2023/0764

By: Wrexham County Borough Council

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Approved Details: Document titled Materials Sheet at 57 Bryn Glas Rhosllanerchrugog, Wrexham, LL14 2EA

7. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north and 2.4 metres x 15 metres to the west measured to the nearside edge 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. The vehicular parking and turning areas as shown on approved drawing(s) No(s). C063/017 Revision F and C063/022 Revision D shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

9. 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.

10. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Date Approved: 23/07/2021 **Reference Number:** P/2020/0700

By: Wrexham County Borough Council

Approved Details: Drawing no. 7429/SK05

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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3. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. In the interests of the safety of the future occupiers of the site in accordance with policy GDP1(f) of the Wrexham Unitary Development Plan
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. 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.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. 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 GDP1 and T8 of the Wrexham Unitary Development Plan
9. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 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

**In pursuance of its powers under the Acts
an 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**