

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 MATT GRANT BELLWAY HOMES LIMITED	Code Number	BRO P/2023/0135
Agent	MISS IMOGEN ZULVER LICHFIELDS SHIP CANAL HOUSE 98 KING STREET MANCHESTER M2 4WU	Date Received	06/03/2023
		Decision Date	04/07/2023

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF GATEWEN ROAD, NEW BROUGHTON, WREXHAM, LL11 6YA

Description of application

GOSOD FFORDD MYNEDIAD, GWAITH CLODDIO, TYNNU COED, GWAITH STRWYTHUROL I'R GRONFA DDWR A FFYNNON BRESENNOL A DYMCHWEL STRWYTHURAU PRESENNOL / LAYING OUT OF ACCESS ROAD, EARTHWORKS, TREE REMOVAL, STRUCTURAL WORKS TO EXISTING RESERVOIR AND WELL AND DEMOLITION OF EXISTING STRUCTURES

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

EC1	Green Barriers
EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
PS8	Transport network
T1	Public transport
T8	Parking
T9	Walking, cycling and horse riding routes
FW	Future Wales: The National Plan 2040
PPW	Planning Policy Wales (Edition 11)
TAN 10	Tree Preservation Orders

Applicant MR MATT GRANT
BELLWAY HOMES
LIMITED

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Agent MISS IMOGEN ZULVER
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98 KING STREET
MANCHESTER
M2 4WU

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TAN 12 Design
TAN 15 Development and Flood Risk
TAN 18 Transport
TAN 24 The Historic Environment
TAN 5 Nature Conservation and Planning

Revision	Date	Description of Decision
0	04/07/2023	Planning permission issued

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

Condition(s)

- The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
- The development shall be carried out in accordance with the following approved plans and documents:
 - Application Form [Dated: 06/03/2023]
 - Dwg No: LP01 REV A - Location Plan
 - Dwg No: 7791/600 - Enabling Works Plan
 - Dwg No: PC1810-RHD-ZZ-GR-DR-D-0101 REV P02 - Access Plan
 - Email from Agent: Additional Information [Received 25/05/2023]
 - Email from Agent: Lighting [Received 25/04/2023]
 - Agent Cover Letter [Dated: 06/03/2023]
 - Ecological Appraisal - Land North of Gatewen Road [Dated: 16/10/2021]
 - Arboricultural Method Statement Ref: P.1511.21.02 REV B [Submitted and approved under application ref: P/2021/0955]
 - Design and Access Statement - Mountain View, New Broughton [By: Bellway]
 - Construction Environmental Management Plan Ref: BH/NW/GR/CEMP/001 [Dated: October 2021]
- The vehicular access shown on drawing no. PC181-RHD-ZZ-GR-DR-D-010 Revision P02 shall be laid out prior to the commencement of any other development hereby permitted.

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4. Before any other works associated with the development hereby approved take place, the vehicular access shall be provided with visibility splays of 2.4 metres x 43 metres in both directions as 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

5. 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.

6. The development hereby approved shall be carried out in strict accordance with the following approved documents:

- Construction Environment Management Plan Ref: BH/NW/GR/CEMP/001 [Dated: October 2021]
- Arboricultural Method Statement Ref: P.1511.21.02 REV B [Submitted and approved under application ref: P/2021/0955]

7. Development shall be carried out strictly in accordance with the measures outlined within the following approved documents and the measures shall be implemented in-full:

- Coopers (Chester) Ltd, Site Investigation Report for Land off Gatewen Road, Wrexham. Dated 24th September 2021 [Submitted and approved under application ref: P/2021/0955]
- Coopers (Chester) Ltd, Letter Report Re: Ground Gas Monitoring Results for Land North of Gatewen Road, New Broughton, Wrexham. Dated 2nd November 2021 [Submitted and approved under application ref: P/2021/0955]

The site shall 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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8. No demolition of existing buildings or structures within the site shall take place until a programme of building recording and analysis, equivalent to an Historic England Level 2 building survey, has been secured and implemented, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The survey will be completed by a professional archaeological contractor. The programme of building analysis and recording must meet the standards laid down by the Chartered Institute for Archaeologists in their Standard and Guidance for the archaeological investigation and recording of standing buildings or structures. A copy of the resulting report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: neil.bayliss@cpat.org.uk Tel: 01938 553670). On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. For any questions regarding this submission process, please contact the HER Team at her@cpat.org.uk. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

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.
3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. In the interests of highway safety and to ensure compliance with Policy GDP1 of the Wrexham Unitary Development Plan and TAN 18.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. In the interests of highway safety and to ensure work is carried out in-line with accepted arboricultural practices for the long-term wellbeing of the

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trees in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan and TAN 18.

7. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To allow an adequate analytical record of the building to be made, before demolition, to ensure that the buildings origins, use, and development are understood and the key features, character and state of preservation are recorded in accordance with TAN 24.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.



David Fitzsimon

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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