

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 J THORPE THE PLANNING GROUP	Code No	CEF P/2018/0634
Agent	DMS A & S SERVICES 31 HAIG ROAD HIGHTOWN WREXHAM LL13 7BU	Date Received	30/07/2018
		Decision Date	12/04/2021

Town and Country Planning Act, 1990

Location of application

MAELOR YOUTH CLUB, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3UF

Description of application

DEMOLITION OF FORMER MAELOR YOUTH CLUB, OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT AND CONSTRUCTION OF NEW ACCESS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	12/04/2021	Planning permission issued

Particulars of decision that Outline Planning Permission be GRANTED Subject to the following:-

Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)

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c. the appearance of the building(s)

d. the landscaping of the site

2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

4. Notwithstanding the detail contained on the approved plans, the access shall consist of a kerb radius, details of which shall be submitted to and approved in writing by the local planning authority as part of the requirements of condition no. 1. The development shall be carried out in accordance with the details as may be approved.

5. No part of the development shall commence until a detailed scheme of ground stabilisation works in accordance with the conclusions set out in the approved report of Ground and Project Consultants Ltd Report No. 40281 have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the scheme as may be approved.

6. Each part of the site subject to the ground stabilisation under the scheme approved as part of condition 5 shall not be occupied 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.

7. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:

1) Arboricultural Method Statement (ref no: TGM Consultancy / 10th June / Rev 1.

No development or other operations shall take place except in strict accordance with the reports as approved.

8. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in

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writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

9. 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.

10. 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 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.

11. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 10 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.

12. 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.

13. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions 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.

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14. The development shall be carried out in accordance with drawing no. FV7/TT0221/1 in respect of vehicular access.

15. The development hereby permitted makes provision for a maximum of 2 dwellings.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. In the interests of highway safety.
5. To protect the amenities of the occupiers of nearby properties.
6. To protect the amenities of the occupiers of nearby properties.
7. To protect trees which are of significant amenity value to the area.
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
9. 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.
10. In the interests of the amenities of the future occupants of the buildings
11. In the interests of the amenities of the future occupants of the buildings
12. To protect the amenities of the occupiers of nearby properties.
13. 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.
14. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
15. To define the scope of the planning permission

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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