

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 SHAUN BEECH HEED DEVELOPMENTS LTD	Code Number	RHO P/2016/0589
Agent	BLUEPRINT ARCHITECTURAL SERVICES LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER ABBAY ROAD WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	22/06/2016
		Decision Date	27/10/2022

Town and Country Planning Act, 1990

Location of application

SITE OF FORMER, YSGOL Y WERN, HILL STREET,
RHOSLLANERCHRUGOG, WREXHAM. LL14 1LN

Description of application

RE-LOCATION OF PLOT NOS 13-15 WITH MINOR DESIGN
ALTERATIONS, REMOVAL OF TERRESTRIAL HABITAT AND INCLUSION
OF BOUNDARY DETAIL INFORMATION

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
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	27/10/2022	Planning permission issued

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. 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.
3. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
5. The landscaping scheme as carried out in connection with condition nos. 3 and 4 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
6. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.
7. 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.
8. Works shall be carried out strictly in accordance with the approved plan H089/004 Rev A.
9. Details of all boundary means of treatment including internal division of plots shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision and constructed in accordance with a timescale to be submitted with the details. Works shall be carried out strictly in accordance with the details as approved and retained

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thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To protect the amenities of the occupiers of nearby properties.
7. To protect the amenities of the occupiers of nearby properties.
8. In the interests of the visual amenities of the area.
9. In the interests of residential amenity and the general visual amenities of the area.

Note(s) to applicant



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

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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**