

PROJECT : Land off Mold Road, Gwersyllt, Wrexham, LL11 4AF

PA Ref : P/2017/0927 (granted on appeal ref. 3207621) : dated 2 November 2018

Condition Number	Condition Wording	Relevant to which permission	Type of Condition	Type of Application and Phase of Discharge	Responsibility	Comments	Status Action
1	Details of the appearance, landscaping, layout and scale (hereinafter called the “reserved matters”) for the part of the development on the land described as “Extent of Outline Planning Application” on drawing no. 17-032-104 shall be submitted to and approved in writing by the local planning authority before that part of the development begins, and the development shall be carried out as approved.	Outline	Compliance	RM PA	Client supported by the Architect & Landscape Architect	Landscape and Design Masterplan details	EXPIRED
2	Any application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.	Outline	Time Limit	RM PA	Client	RM PA must be lodged before 2 Nov 2021	EXPIRED
3	The development hereby permitted shall begin: (a) in respect of that part of the site described as “Extent of Full Planning Application” on drawing no. 17-032-104, before the expiration of five years from the date of this permission; and	Detailed	Time Limit	Not applicable	Client	Detailed Permission scheme must begin before 2 Nov 2023	
3	The development hereby permitted shall begin: (b) in respect of that part of the site described as “Extent of Outline Planning Application” on drawing no. 17-032-104, before the expiration of five years from the date of this permission or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	Outline	Time Limit	Not applicable	Client	Outline Permission scheme must begin before 2 Nov 2023 (but clearly link to C2 deadline must be met)	EXPIRED

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4	In respect of that part of the site described as “Extent of Full Planning Application” on drawing no. 17-032-104, development shall be carried out in strict accordance with the following plans: - 17-032-104: Site Plan – Full and Outline Application Extents - 17-032-110 Revision B: Proposed Site Plan - 17-032-111 Revision A: Site Plan – Boundary Treatments and Fencing - 17-032-120: Ground Floor Plan - 17-032-121: First Floor Plan - 17-032-123: Roof Plan - 17-032-150: Proposed Elevations – Sheet 1 - 17-032-151: Proposed Elevations – Sheet 2 - 17-032-152: Proposed Elevations – Sheet 3 - P.883.17.03: Landscape Proposals	Detailed	Compliance	Not applicable	Client	Conform with plans	ensure plans are not deviated from
5	This permission provides for a maximum of 30 dwellings to be erected on the land described as “Extent of Outline Planning Application” on drawing no. 17-032-014.	Outline	Compliance	Not applicable	Client	Maximum number of dwellings is 30	EXPIRED
6	The landscaping and layout reserved matters to be submitted pursuant to Condition 1 above shall include a scheme for an area or areas of open space and green space to be provided within the development site, along with a management plan for those areas. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the dwellings and shall thereafter be managed in accordance with the approved management plan.	Outline	Pre-commencement & Prior to First Occupation	RM PA	Client supported by Landscape Architect	Detailed landscape layout Management plan	EXPIRED

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7	Development shall not commence until a scheme for the improvement of the Westminster Industrial Estate access road, from its junction with Mold Road to the proposed low secure unit and housing developments has been submitted to and approved in writing by the local planning authority. The scheme shall include details of drainage, construction, footway provision and double yellow line road markings. No part of the development shall be occupied until the approved scheme has been implemented in full.	Outline & Detailed	Pre-commencement & Prior to First Occupation	Discharge PA	Highway & Drainage Engineer	Detailed access plans	PROGRESS with Discharge PA
8	Development shall not commence on each part of the site until a detailed Arboricultural Method Statement for that part of the site has been submitted to and approved in writing by the local planning authority. Development shall take place strictly in accordance with the approved Method Statement. The Method Statement shall include: (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 those to be retained with their crown spreads, root protection areas or construction exclusion zones, and the location of protective fencing and ground protection measures; (c) a full specification for any access, driveway, path, underground services or wall foundations within the root protection areas or construction exclusion zones of any retained trees, including any	Outline & Detailed	Pre-commencement	Discharge PA	Tree advisor	AMS	PROGRESS with Discharge PA

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	related sections and method for avoiding damage to the retained trees; (d) details of general arboricultural matters, including proposed practices with regards to cement mixing, materials 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) methods for the protection of retained trees during demolition works; and (g) details of all proposed tree works, including felling and pruning.						
9	No development shall take place on each part of the site until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development on that part of the site begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development on that part of the site begins.	Outline & Detailed	Pre-commencement	Discharge PA	Geotech advisor	Phase 2 SI	PROGRESS with Discharge PA

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10	If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development on that part of the site is occupied.						
11	Each part of the site subject to remediation measures as approved under the conditions above 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.	Outline & Detailed	Prior to First Occupation	Discharge PA	Geotech advisor	Validation Report	PROGRESS with Discharge PA
12	Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met, and documenting the decision to cease monitoring, shall be submitted to and approved in writing by the local planning authority.	Outline & Detailed	Prior to First Occupation	Discharge PA	Geotech advisor	Remediation Report	PROGRESS with Discharge PA
13	No development shall commence on the affected part of the site until a detailed method statement for the removal and long-term management of Japanese Knotweed on that part of the site has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved method statement unless otherwise approved in writing by the local planning authority.	Outline & Detailed	Pre-commencement	Discharge PA	Knotweed advisor	Method statement and validation report	PROGRESS with Discharge PA

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14	No development shall take place on a part of the site until a comprehensive sustainable drainage scheme indicating how foul water, surface water and land drainage shall be dealt with for that part of the site has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter be managed and maintained in accordance with the approved details. These details shall include: i) a timetable for its implementation; and ii) a management and maintenance plan for the lifetime of the development which shall include arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.	Outline & Detailed	Pre-commencement	Discharge PA	Drainage engineer	SUDS Foul SABS	PROGRESS with Discharge PA
15	No surface water run-off shall be permitted to flow from the development 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 occupation of the development.	Outline & Detailed	Compliance & Pre-commencement	Discharge PA	Drainage engineer	Ensure ACO is designed into the drainage scheme plan	PROGRESS with Discharge PA
16	No external lighting shall be provided on any part of the Low Secure Unit other than in strict accordance with details that shall first have been submitted to and approved in writing by the local planning authority.	Detailed	Compliance	Discharge PA	Lighting design	Details could be provided to show location and specification	PROGRESS with Discharge PA
17	Development shall be carried out in strict accordance with Section 6.0, Conclusions and Recommendations, of the Ascerta Bat Survey and Assessment dated 08 September 2017.	Detailed	Pre-commencement & Compliance	Discharge PA	Ecologist advisor	Additional bat survey	PROGRESS with Discharge PA

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18	Prior to their use in the development hereby permitted details or samples of all external facing and roofing materials shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details or samples.	Detailed	Pre-commencement	Discharge PA	Architect	Materials	PROGRESS with Discharge PA
19	The Low Secure Unit shall not be brought into use until the boundary treatments shown on drawing no. 17-032-111 Revision A have been provided in full. The new Low Secure Unit fencing shall thereafter be retained throughout the lifetime of the development.	Detailed	Prior to First Occupation & Compliance	Not applicable	Client	Boundary treatment implementation and continued retention	Irrelevant
20	The Low Secure Unit shall not be brought into use until the vehicular parking and turning areas shown on drawing no. 17-032-110 Revision B have been fully laid out, surfaced and drained. These areas shall thereafter be permanently retained and kept free from any obstruction and shall be made available solely for the parking and turning of motor vehicles at all times.	Detailed	Prior to First Occupation	Not applicable	Client	Parking areas	Irrelevant
21	Prior to the commencement of the housing development hereby permitted a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Technical Advice Note 2: Planning and Affordable Housing or any future guidance that replaces it. The scheme shall include:	Outline	Pre-commencement	Not applicable	Client	Affordable housing scheme	Expired

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	i) the numbers, type, tenure and location on the site of the affordable housing provision to be made; ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or for the management of the affordable housing; iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.						
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