

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 HAMER GLYNDWR UNIVERSITY	Code Number	WRR P/2022/0551
Agent	CASSIDY AND ASHTON OLIVA FORDE 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	07/06/2022
		Decision Date	25/04/2023

Town and Country Planning Act, 1990

Location of application

, LAND WEST OF, CRISPIN LANE, MOLD ROAD, WREXHAM, , LL11 2HT

Description of application

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL P/2018/0672 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) – ADEILADU LLETY I FYFYRWYR - 197 O WELAU / RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0672 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) – ERECTION OF STUDENT ACCOMMODATION - 197 BEDS

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

GDP1 Development objectives
T8

Revision	Date	Description of Decision
0	25/04/2023	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 04-1001 Revision A, 04-0002 Revision A, 04-0003 Revision A, UG_1552_LAN_HL_DRW_01 Revision P03, UG_1552_LAN_HL_DRW_02 Revision P03, UG_1552_LAN_HL_DRW_03 Revision P03 and as contained within the application documentation.

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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. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawings nos. UG_1552_LAN_HL_DRW_01 Revision P03, UG_1552_LAN_HL_DRW_02 Revision P03, UG_1552_LAN_HL_DRW_03 Revision P03 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
4. Within three months of the commencement of development a landscaping Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas shall be submitted in writing for the approval of the Local Planning Authority. The landscaping shall thereafter be managed and maintained in strict accordance with these details as are approved.
5. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 04-0002 Revision A 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.

Reason(s)

1. To comply with section 71ZA (2) 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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. 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.
4. To ensure landscape features are properly considered and protected in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. 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

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unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan



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