

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	MRS BRIDGET MCGUIRE	Code	ESC P/2022/1011
Agent	TREVOR MENNELL PLANNING TREVOR MENNELL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 OEH	No Date Received	23/11/2022
		Decision Date	21/03/2023

Town and Country Planning Act, 1990
Section 73

Location of application

THE PENNANT, FENNANT ROAD, PONCIAU, WREXHAM. LL14 1PL

Description of application

AMRYWIO AMODAU 2 A 9 O APEL I BENDERFYNIAD H6955/A/16/316115
(P/2016/0225) I DDIWYGIO CYNLLUN Y SAFLE (OL WEITHREDOL)
VARIATION OF CONDITIONS 2 AND 9 OF APPEAL DECISION
H6955/A/16/316115 (P/2016/0225) TO AMEND SITE LAYOUT (IN
RETROSPECT)

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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	21/03/2023	Planning permission issued

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

Condition(s)

1. The development shall be carried out in accordance with the following approved plans and documents: location plan; and Drawing no.71363:1001 Rev A and shall be permanently retained.
2. The occupation of the site shall only be by Gypsies and Travellers as defined by paragraph 2 of Circular 005/2018

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3. There shall be no more than two pitches on the site and on each of the two pitches hereby approved no more than one static caravan and one touring caravan as defined in the Caravan Sites and Control of Development Act 1990 and the Caravan Sites Act 1968, shall be stationed at any time.
4. No mobile home, static caravan or chalet shall be sited on the land that does not accord with the details approved in connection with planning permission reference: P/2016/0225. Thereafter only a mobile home, static caravan or chalet that accords with the details as approved shall be sited on the land.
5. No commercial activities shall take place on the land, including the storage of materials, and the stationing of any vehicle in excess of 3.5 tonnes overnight. There shall be no loading or unloading of vans, open backed vehicles or lorries on the site at any time other than for domestic purposes.
6. The 2.4 metres by 25 metres visibility splays shown on Drawing no. 0.4001/BM shall be provided prior to the first use of the development hereby approved and shall be maintained free of any obstruction exceeding 0.9 metres in height for as long as the development exists.
7. The external lighting constructed in connection with planning permission P/2016/0225 shall accord with approved drawing number 0.4001/BM Rev A and shall be permanently retained.
8. The vehicular parking and turning areas shown on Drawing No. 71363:1001 Revision A shall be fully laid out, surfaced and drained prior to the first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available for the parking and turning of motor vehicles at all times.
9. No gates at the entrance into the site shall be erected within six metres of the edge of the carriageway.
10. The scheme for the disposal of foul and surface water constructed in connection with planning application P/2016/0025 shall be retained for the duration of the development.

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11. The scheme of landscaping submitted as part of planning application P/2016/0225 including indications of all existing trees and hedgerows on the land, identifying those to be retained and setting out measures for their protection throughout the course of the development. The scheme shall also include details of any means of enclosure around the boundary of the site together with the provision of ecological enhancement measures taking into consideration the proximity of the site to habitat features favourable for great crested newts shall be carried out in accordance with condition 13.
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the local planning authority gives written approval to any variation.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. The residential use of this countryside site has only been allowed based on there being a need for gypsy and traveller site accommodation and therefore any future occupation of the site accommodation must be strictly controlled.
3. To define the terms of the planning permission and to ensure that the site layout can be implemented and retained in the interests of the amenity of the site occupiers and those of the surrounding land.
4. To ensure a satisfactory standard of appearance of the development in the interest of the visual amenities of the area.
5. To protect residential amenities of nearby properties.
6. 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 unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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7. To ensure that any lighting is designed so as not to detrimentally affect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. 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 unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect key landscape features which make a significant contribution to the existing character and local distinctiveness of the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
12. 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.



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