

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 WYNN ROBERTS	Code Number	PEN P/2022/0608
Agent	BLUEPRINT LTD OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	29/06/2022
		Decision Date	05/08/2022

Town and Country Planning Act, 1990

Location of application

LAND SOUTH OF, PINECROFT, AFONEITHA ROAD, PENYCAE,
WREXHAM, LL14 2PF

Description of application

MATERION A GADWYD YN OL YN DDILYN CANIATAD CAIS AMLINELLOL
P/2018/0139 (YMDDANGOSIAD, TIRLUNIO, CYNLLUN Y GRADDFA) - 5
ANNEDD / RESERVED MATTERS PURSUANT TO OUTLINE PLANNING
PERMISSION P/2018/0139 (APPEARANCE, LANDSCAPING, LAYOUT AND
SCALE) - 5 DWELLINGS

**Submission of Reserved Matters pursuant to Outline Planning
Permission Code No. P/2018/0139 Granted on 04/07/2019 and in
accordance with the conditions attached to that permission**

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
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	05/08/2022	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of two years from the date of this permission.
2. The development shall only be carried out in strict accordance with the approved and amended plan(s) numbered as follows:
 - R119/005
 - R119/002 Rev A
 - R119/004 Rev A
 - R119/007
 - P119/006 Rev E.
3. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 15 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.
4. 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.
5. 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

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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.

6. Development shall not commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

i) A scheme setting out measures for the protection of the embankment and watercourse of Afon Eitha during construction and upon completion of the development;

ii) A scheme for the long term maintenance of the land edged blue on drawing WR/1/B of outline planning permission P/2018/0139;

iii) A scheme or remediation in respect of the presence of Japanese Knotweed within the site and the land edged blue on drawing no. WR/1/B of outline permission P/2018/0139, to include a Biosecurity Risk Assessment.

7. 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.

8. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

9. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

10. No private surface water run off shall be permitted to flow from the development site 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 use of the development.

11. The vehicular access(es) hereby approved shall take the form of a dropped vehicular crossing.

12. Prior to the occupation of the first dwelling, details of the proposed arrangements for future management and maintenance of the shared access road shall be submitted to and approved in writing by the Local Planning

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Authority. The access road shall thereafter be maintained in perpetuity in accordance with the approved management and maintenance details.

Reason(s)

1. To comply with Section 92 of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure the development does not adversely impact upon the river corridor and in turn wildlife interests and to control the spread of invasive non-native species.
7. 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 in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
8. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure safe, suitable and satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable standard.

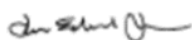
Note(s) to applicant

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A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath in connection with condition no. 11. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

The applicant is reminded of the requirement to adhere to the Section 106 agreement signed in relation to planning permission P/2018/0139.



Ian Jones

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Interim 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