

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

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Expiry Date: 24/08/2009
Decision Notice Sent:
09/09/2009
Grid Reference:
E 329169
N 346230

Applicant	JONES BROS	Code No	RHO P/2009/0563
Agent	BLUE PRINT SOAR CHAPEL ABERDERFYN ROAD PONCIAU WREXHAM LL14 1SL	Date Received	30/06/2009
		Decision Date	07/09/2009

Town and Country Planning Act, 1990

Location of application

JONES BROS, 95 MARKET STREET, RHOSLLANERCHRUGOG,
WREXHAM, LL14 2LB

Description of application

DEMOLITION OF EXISTING SHOP AND FLAT ABOVE AND ERECTION OF
4 NO. 2 BEDROOM FLATS

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
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
S5	District shopping centres
T8	Parking

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.
3. Prior to their use on the development, samples of all external facing 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

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such details as are approved.

Application submitted: P/2022/0814 **Details approved :** Bricks – Wienerberge Terca Class B Engineering Brick Red, Roof – natural slate, Windows – White uPVC **Approved by :** Wrexham CBC **Date :** 14/10/2022

4. Details of boundary treatment including closure of existing access to Market Street shall be submitted to the Local Planning authority within 1 month of commencement of development and the development shall only be carried out in strict conformity with such details as are thereby approved.

Application submitted: P/2022/0814 **Details approved :** Drawing No JO46/007 Sheets 1 & 2 **Approved by :** Wrexham CBC **Date :** 14/10/2022

5. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

6. The site shall be developed in accordance with the ground and floor levels indicated on the approved plans. No changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.

7. The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes.

8. There shall be no vehicular access or parking permitted on the proposed development site.

9. The kerb and footway at the existing access to the site on Market Street shall be reinstated to full height in accordance with details to be agreed in writing by the Local Planning Authority prior to occupation of any dwellings on the site.

10. The site shall only be drained by means of a separate system of drainage with no surface water being discharged to the foul drain/sewer.

11. The site frontage and parking area shall be drained so that no surface water discharges onto the highway.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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4. To enable the control of matters not detailed in the application in compliance with the appropriate policies and standards
5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority.
6. To ensure that the development fully complies with the appropriate policies and standards.
7. 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.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. To ensure satisfactory drainage of the site and to avoid flooding.
11. To ensure the proper drainage of the site and to minimise the risk of pollution.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.
- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

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Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

There shall be no interference with any public or private right of way within, or adjacent, to the application site.

You are advised that the use of renewable energy could enhance the value of your development and make savings in terms of energy costs and reduce your carbon footprint. You may wish to refer to the Council's published guidance on small scale renewable energy generation and energy efficiency. Advice is also available from a variety of sources including www.energysavingtrust.org.uk and www.renewableenergycentre.co.uk

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Please note the attached comments from Public Protection

A handwritten signature in black ink, appearing to read 'L. J. Jones'.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR