

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 MATT GRANT	Code Number	BRO P/2021/0955
Agent	MRS REBECCA HILTON LICHFIELDS SHIP CANAL HOUSE 98 KING STREET MANCHESTER M2 4WU	Date Received	01/10/2021
		Decision Date	03/10/2022

Town and Country Planning Act, 1990

Location of application

, LAND NORTH OF GATEWEN ROAD, NEW BROUGHTON, WREXHAM,
LL11 6YA

Description of application

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P/2018/0674 (YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) /
RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION
P/2018/0674 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE)
LAND NORTH OF GATEWEN ROAD NEW BROUGHTON WREXHAM

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	03/10/2022	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with the following:

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- i. Drawing no. PL01 Revision F Planning Layout
 - ii. Drawing no. WM01 Revision C Waste Management Layout
 - iii. Drawing no. ML01 Revision D Materials Layout
 - iv. Drawing no. HS01 Revision C Hard Surfacing Layout
 - v. Drawing no. BT01 Revision D Boundary Treatments Plan
 - vi. ENX01.XX.SH.L45.401 Revision PL03 Soft Landscape Schedule
 - vii. 1154-029-ENZ-XX-01-DR-L00-101 Revision PL03 General Arrangement Plan;
 - viii. Drawing no. 1154-029-ENZ-XX-01-DR-L-45-102 Revision PL03 Soft Landscape Plan pages 1 of 6, 2 of 6, 3 of 6, 4 of 6, 5 of 6 and 6 of 6.
 - ix. 497E900 Revision C External Works Layout
 - x. Arboricultural Method Statement drawing no. P.1511.21.02 Revision B.
2. Within three months of the date of commencement of development a Landscape Implementation and Management Plan, including timescales for the implementation of hard and soft landscaping works, long term management objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the local planning authority. The landscaping shall be managed and maintained in strict accordance with the approved details.
 3. No dwelling shall be occupied until it has been provided with a parking area in accordance with details down on drawing no. PL01 Revision F Planning Layout. The parking area for each dwelling shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and of 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 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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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