

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 ROBERT BALLANCE	Code	ROS P/2019/0244
Agent	MR ROBERT BALLANCE MOUNT ALYN GATEHOUSE CROESHOWELL HILL BURTON ROSSETT WREXHAM LL12 0AA	No Date Received	26/03/2019
		Decision Date	02/09/2019

Town and Country Planning Act, 1990
Section 73

Location of application

MOUNT ALYN GATEHOUSE, CROESHOWELL HILL, BURTON, ROSSETT, WREXHAM, LL12 0AA

Description of application

APPLICATION FOR VARIATION OF CONDITION 2 IMPOSED UNDER PLANNING PERMISSION P/2017/0935 TO ALLOW AMENDMENTS TO APPROVED DRAWINGS TO ALLOW FOR A REAR FLAT ROOF FULL WIDTH DORMER EXTENSION

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

EC9	Listed buildings of special architectural or historic interest
GDP1	
H3	Development objectives
PS2	Residential conversion of buildings outside settlement limits
T8	Development and the environment
	Parking

Revision	Date	Description of Decision
0	02/09/2019	Planning permission issued
1	29/10/2019	Approval of detail reserved by condition no. 3 (P/2019/0756 refers).
2	12/07/2022	Discharge of condition 4 approved P/2022/0591

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

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 7012/2 and as contained within the application documentation.
3. 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.

Date of approval: 29/10/2019

Reference number: P/2019/0756

Approved by: Wrexham County Borough Council

Detail approved: Gas barrier specification and cross sectional drawing dated 04.10.2019

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Date of approval: 12/07/2022 **Reference number:** P/2022/0591

Approved by: Wrexham County Borough Council

Detail approved: Details submitted 28/6/2022

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall

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take place under Classes A to G of Schedule 2 Part(s) 1 and Class A of Schedule 2 Part 2, other than the development hereby granted permission.

6. All windows and doors shall consist of a timber construction and shall receive a painted finish.

7. The vehicular parking and turning areas as shown on the drawing dated 10 November 2017 approved under planning permission P/2017/0935 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 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. In the interests of the amenities of the future occupants of the buildings 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. 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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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 in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

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**Officer Appointed for this purpose
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