

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 IAN WARREN	Code Number	RHO P/2022/0530
Agent	MR IAN WARREN PANT Y GARN PLAS DRAIN ROAD PENYCAE WREXHAM LL14 1UH	Date Received	18/04/2022
		Decision Date	28/09/2022

Town and Country Planning Act, 1990

Location of application

PANT Y GARN, PLAS DRAIN ROAD, PEN Y CAE, WREXHAM, LL14 1UH

Description of application

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL P/2020/0669 (YMDDANGOSIAD, TIRLUNIO A GRADDFA) – UN LLAWR NEWYDD SY'N CYNNWYS CYNELAU PRESWYL, MAN YMARFER / HYFFORDDI DAN DO A DERBYNFA / SWYDDFA, PARCIO A THIRLUNIO CYSYLLTIEDIG / RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0669 (APPEARANCE, LANDSCAPING, AND SCALE) – NEW SINGLE STOREY BUILDING HOUSING BOARDING KENNELS, COVERED EXERCISE / TRAINING AREA, RECEPTION / OFFICE, ASSOCIATED PARKING AND LANDSCAPING

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. P/2020/0669 Granted on 05/03/2026, 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:-

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	28/09/2022	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 211326-101 and 200 Rev A, and as contained within the application documentation.
2. Notwithstanding the details shown on the approved plans, the facing materials shall be coloured moss green only.
3. Notwithstanding the details shown on the approved plans, the roofing materials shall be coloured grey only.
4. Prior to their use on the development samples of all external facing and roofing 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 such details as are approved.
5. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 211326/300 and the details contained with the application documentation, within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
6. The landscaping scheme as carried out in connection with condition no. 5 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
7. The lighting scheme hereby approved shall be fully implemented in strict accordance with the details contained with the application documentation, within one month of the first use of the development and shall thereafter be permanently retained. The lighting shall only be replaced on a like for like basis, and no other lighting shall be provided on any part of the site.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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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.

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6. 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.

7. 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.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 05/03/2026

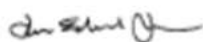
All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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