

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 CHRIS BICKLEY	Code Number	RUA P/2021/0425
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	29/04/2021
		Decision Date	03/06/2021

Town and Country Planning Act, 1990

Location of application

RIVER VIEW, TATHAM ROAD, RUABON, WREXHAM, LL14 6RF

Description of application

ESTYNIAD CEFN UNLLAWR / SINGLE STOREY REAR EXTENSION

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
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/06/2021	Planning permission issued
1	03/08/2021	Approval of details submitted in respect of condition 04.
2	10/08/2021	Non-material Amendments
3	18/01/2022	Approval of details submitted in respect of condition 05.

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

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 B150/003, B150/004 and as contained within the application documentation.

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Non-material amendment: 10/08/2021 **Reference Number:** P/2021/0759

By: Wrexham County Borough Council

Deleted Drawing Refs:

B150/003

Amended Drawing Refs:

B150/005 (REV B)

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. No part of the development shall commence until a scheme of landfill gas protection measures have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.

Date Approved: 03/08/2021

Reference Number: P/2021/0698

By: Wrexham County Borough Council

Approved Details: Floor Plan B150/005 (Rev A), Elevations B150/005 (Rev A), Visqueen Low Permeability Gas Membrane. Date Published: 17/11/2020

5. The development shall not be used until a Validation Report has been submitted to and approved in writing in respect of the scheme approved in respect of condition 04.

Date Approved: 18/01/2022

Reference Number: P/2022/0014

By: Wrexham County Borough Council

Approved Details: Email from Dave Miller, Senior Building Control Surveyor, Wrexham County Borough Council. 02 December 2021.

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. 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.
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.

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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.

Note(s) to applicant

Further advice on compliance with condition no. 04 and 05 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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

