

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 DARREN PRITCHARD	Code No	WOR P/2021/1144
Agent	MR JASON PRITCHARD J P ARCHITECTURE ADN DESIGN LIMITED APPLEBY BRETTON LANE BRETTON CHESTER CH4 0DX	Date Received	22/11/2021
		Decision Date	26/05/2022

Town and Country Planning Act, 1990
Section 73

Location of application

GWERN Y TO, SHOCKLACH LANE, WORTHENBURY, WREXHAM,
SY14 7AZ

Description of application

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CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 2 OF
PLANNING PERMISSION P/2018/0367 TO AMEND APPROVED PLANS

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

EC11	Archaeology
EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H10	Replacement dwellings in the countryside
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	26/05/2022	Planning permission issued

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

Condition(s)

- The development hereby permitted shall be commenced before the expiry of two years from the date of this permission.
- The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Location Plan
F1693-01-A1 Proposed floor plans and elevations
F1693-04 proposed site plan
PL10 proposed stable plans and elevations
and as contained within the application documentation.
- No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
- 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 take place under Classes A to G inclusive of Schedule 2 Part 1, other than the development hereby granted permission.
- The development approved by this permission shall be carried out in accordance with the approved Flood Consequences Assessment (FCA) approved under planning permission P/2018/0367 ref 2845/FCA/v1.2/2018/04-26 and the email of Jonathan Storey dated 23.10.2018 and the following mitigation measures detailed within the FCA:
 - Finished floor levels are set no lower than 51.44m AOD
 - Flood resistant and resilient construction techniques shall be incorporated into the design of the building in line with the principles set out in chapter 5 of the FCA
 - surface water run-off shall be managed in accordance with the principles set out in chapter 6 of the FCA.

The mitigation measures shall be fully implemented prior to occupation, or within another period as may be agreed in writing by the Local Planning Authority.
- The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved scheme prepared by Aspinalls Planning and landscape dated December 2021, as amended by

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revised planting specification received 14/3/2022 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.

7. The landscaping scheme as carried out in connection with condition no. 6 shall be retained for a minimum of 5 years. Within this timescale, 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.

8. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Implication Assessment Aspinalls Planning and Landscape dated December 2020

No development or other operations shall take place except in strict accordance with the reports as approved.

9. No part of the development shall commence until a Tree Protection Plan to the standards set out in British Standard 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Assessment as is approved.

10. The existing trees, shrubs and hedges shown on drawing(s) No(s). F1693.04 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

11. There shall be no clearance of vegetation on site between the months of March to August inclusively in any calendar year.

12. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out for permission P/2018/0367 by Rachel Hacking Ecology 2018 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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13. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Level 1 Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record and an archive copy should be lodged with the National Monuments Record, RCAHMW.

14. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

15. There shall be no gates or other means of enclosure across the vehicular access point within 10 metres of the highway boundary.

16. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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. 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

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Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

5. To reduce the risks of flooding in accordance with policy EC12 of the Wrexham Unitary Development Plan

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.

8. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

9. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

10. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

11. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

13. To secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

14. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

15. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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.

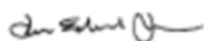
The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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 Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Detailed advice regarding the development and flood risk has been issued by Natural Resources Wales and is available on the Council's planning applications website

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Ian Jones

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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