

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

|                  |                                                              |                      |                 |
|------------------|--------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MRS A BOWEN                                                  | <b>Code No</b>       | LLR P/2021/1070 |
| <b>Agent</b>     | BOB DEWEY<br>THE GABLES<br>LLANFYNYDD<br>WREXHAM<br>LL11 5HG | <b>Date Received</b> | 03/11/2021      |
|                  |                                                              | <b>Decision Date</b> | 03/12/2021      |

**Town and Country Planning Act, 1990**  
**Section 73**

**Location of application**

GWEL Y DYFFRYN, TREVOR ROAD, GARTH, WREXHAM, LL20 7UR

**Description of application**

AMRYWIAD AR AMODAU 2 A 3 P/2018/0939 I YMESTYN Y CYFNOD AR GYFER CYFLWYNO MATERION A GADWYD YN OL A DECHRAU'R DATBLYGIAD / VARIATION OF CONDITIONS 2 AND 3 OF P/2018/0939 TO EXTEND TIME PERIOD FOR SUBMISSION OF RESERVED MATTERS AND COMMENCEMENT OF DEVELOPMENT

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                                |
| GDP1 | Development objectives                     |
| H2   | Residential development within settlements |
| T8   | Parking                                    |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 03/12/2021 | Planning permission issued |

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

**Condition(s)**

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
  - a. the layout of the building(s)
  - b. the scale of the building(s)
  - c. the appearance of the building(s)
  - d. the means of access to the site and building(s)
  - e. the landscaping of the site.

|                  |                                                              |                      |                   |
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2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. The details submitted in connection with condition 1 shall include provision for the parking and turning of vehicles within the site. The parking and turning areas as subsequently approved shall be laid out, surfaced and drained prior to the first occupation of the dwelling hereby granted permission and thereafter retained for parking and turning free of obstruction.
6. 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 5 metres behind the adjoining highway.
7. 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.
8. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

### **Reason(s)**

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.

|                  |                                                              |                      |                   |
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3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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
6. 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.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

### **Note(s) to applicant**

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](http://www.gov.uk/government/organisations/the-coal-authority)



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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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)