In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant	MRS TRACEY ROBERTS	**Code Number**	LLA P/2020/0868
Agent	ELLIS WILLIAMS ARCHITECTS DENISE GIBLIN WELLFIELD BUSINESS PARK CHESTER ROAD MURDISHAW PRESTON BROOK WA7 3BA	**Date Received**	07/12/2020
		Decision Date	30/04/2021

Town and Country Planning Act, 1990

Location of application

TIR Y CAPEL, SECOND AVENUE, LLAY, WREXHAM, LL12 0TJ,

Description of application

CODI 4 TALIADAU (BYW'N ANNIBYNNOL) / ERECTION OF 4 APARTMENTS (INDEPENDENT LIVING)

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

GDP1 Development objectives
H11 Residential and nursing homes

Revision	Date	Description of Decision
0	30/04/2021	Planning permission issued
1	07/10/2021	Discharge of conditions 5 and 9
2	03/08/2022	Non Material Amendment P/2022/0662 Granted

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 1:200 Site Location Plan Rev P1, 1:100 Proposed Elevations Sheet 1 Rev P3, 1:100 Proposed Elevations Sheet 2 Rev P3, 1:100 Proposed First Floor Plan Rev P2, 1:100

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Proposed Ground Floor Plan Rev P3, 1:100 Proposed Roof Plan Rev P2, Proposed Site Plan Phase II Rev P2 and as contained within the application documentation.

App Ref No: P/2022/0662 **Documents Approved:** TYC-EWA-NB-DR0A-19001- Rev 6_Proposed site Plan Phase 2 **Approved by:** Wrexham County Borough Council **Date:** 03/08/2022

3. Notwithstanding the approved plans, 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.
4. Notwithstanding the approved plans, the finish of all external windows and doors shall be submitted to and approved in writing by the LPA. The development shall be carried out in strict accordance with such details as are approved.
5. No part of the development shall commence until full details of a hard and soft landscaping scheme including all boundary treatment together with a five year Maintenance Plan and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

App Ref No: P/2021/0600 **Documents Approved:** Landscape Maintenance Strategy June 2021, Hard and Soft Landscaping Plan Rev P1 **Approved by:** Wrexham County Borough Council **Date:** 05/07/2021

App Ref No: P/2022/0662 **Documents Approved:** TYC-EWA-NB-DR0A-19001- Rev 6_Proposed site Plan Phase 2 **Approved by:** Wrexham County Borough Council **Date:** 03/08/2022

6. The landscaping scheme submitted and approved in connection with condition no. 05 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
8. 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.

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9. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

App Ref No: P/2021/0600 **Documents Approved:** Highway Construction Management Plan **Approved by:** Wrexham County Borough Council **Date:** 07/10/2021

10. The vehicular parking and turning areas as shown on approved drawing(s) No(s). Proposed Site Plan Phase II Rev P2 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. 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. 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.
5. 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.
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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with UDP Policies EC12 and EC13.

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8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. 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

Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.
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

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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: heathandhouisng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.
A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. @@. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

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

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