

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	MRS VICTORIA DOUEK	Code Number	ISY P/2021/1129
Agent	JAMES BENNETT GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Date Received	17/11/2021
		Decision Date	03/03/2022

Town and Country Planning Act, 1990

Location of application

AGRICULTURAL LAND TO THE SOUTH OF PARK FARM, BOWLING BANK, WREXHAM, LL13 9RR

Description of application

MYNEDFA NEWYDD I GERBYDAU I WASANAETHU TIR AMAETHYDDOL / NEW VEHICULAR ACCESS TO SERVICE AGRICULTURAL LAND

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
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	03/03/2022	Planning permission issued

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 21-35 A101 (Rev B), 21-35 A001 (Rev B) and as contained within the application documentation.
3. No materials shall be used other than those detailed on the application form and within the approved application documentation.

Applicant	MRS VICTORIA DOUEK	Code	ISY P/2021/1129
Agent	JAMES BENNETT GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Number Date Received	17/11/2021
		Decision Date	03/03/2022

4. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres to the north and 2.4 metres x 33 metres to the south measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

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

6. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

7. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of the proposed new access

The scheme as is approved shall be fully implemented prior to first use of the development.

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.

9. Within three months of commencement of development, full details of a hedgerow replanting scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

10. The re-planted hedgerow shall be retained shall not be cut down, grubbed out, lopped or uprooted within five years of the date of first occupation of the development. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased within this time shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

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.

Applicant	MRS VICTORIA DOUEK	Code	ISY P/2021/1129
Agent	JAMES BENNETT GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Number Date Received	17/11/2021
		Decision Date	03/03/2022

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

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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)

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
 - Under the Environmental Protection Act 1990 anyone found disposing of

Applicant	MRS VICTORIA DOUEK	Code Number	ISY P/2021/1129
Agent	JAMES BENNETT GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Date Received	17/11/2021
		Decision Date	03/03/2022

construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

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 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

Applicant	MRS VICTORIA DOUEK	Code	ISY P/2021/1129
Agent	JAMES BENNETT GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Number Date Received	17/11/2021
		Decision Date	03/03/2022

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.



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