

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 STEVE GRIFFIN S.G. ESTATES LTD	Code Number	RUA P/2017/0342
Agent	CAPS MR BOB CARTWRIGHT 90 MAIN ROAD WYBUNBURY NANTWICH CHESHIRE CW5 7LS	Date Received	02/05/2017
		Decision Date	22/06/2017

Town and Country Planning Act, 1990

Location of application

LAND AT, PONT ADAM CRESCENT, RUABON, WREXHAM, LL14 6EG

Description of application

SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2015/0178 (LAYOUT, SCALE, APPEARANCE, LANDSCAPING) - RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 19 DWELLINGS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on and in accordance with the conditions attached to that permission

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

CLF5	Open space requirements from new residential developments
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	22/06/2017	Planning permission issued
1	07/01/2022	Approval of details submitted in respect of condition 02

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Applicant	MR STEVE GRIFFIN S.G. ESTATES LTD	Code Number	RUA P/2017/0342
Agent	CAPS MR BOB CARTWRIGHT 90 MAIN ROAD WYBUNBURY NANTWICH CHESHIRE CW5 7LS	Date Received	02/05/2017 22/06/2017
		Decision Date	

Condition(s)

1. The development shall be carried out in strict accordance with the following plans and documents:

- i) PL1 Revision M: Planning Layout
- ii) Drawing PDB 1: Bungalow Type B
- iii) Drawing PDB2: Bungalow Type B
- iv) Drawing PLB1: House Type Brenig
- v) Drawing PA BMN 1: House Type The Bradman
- vi) Drawing SL1: House Type SL1
- vii) Drawing SL3-1: House Type SL3 (5 Bed)
- viii) Drawing SL3-2: House Type SL3 (5 Bed)
- ix) Drawing PD HT Co: House Type Conway
- x) Drawing G1: Garage Detail
- xi) Drawing G2: Garage Detail
- xii) Drawing PAC/LA1: Landscape Proposals
- xiii) SG Estates, Land at Pont Adam Crescent, Ruabon, Landscape Schedules dated April 2017
- xiv) The letter dated 2 May 2017 from Cartwright Architectural & Planning Services.

2. No dwelling shall be occupied until a long term management and maintenance plan for the areas Public Open Space (POS) shown on approved drawing no. PL1 Revision M has been submitted to and approved in writing by the Local Planning Authority . The POS shall thereafter be managed and maintained in strict accordance with the details as are approved.

Date Approved: 07/01/2022 **Reference Number:** P/2021/0852

By: Wrexham County Borough Council

Approved Details: Public Open Space – Management Plan received 01 November 2021

Reason(s)

- 1. To define the scope of the planning permission

Applicant	MR STEVE GRIFFIN S.G. ESTATES LTD	Code Number	RUA P/2017/0342
Agent	CAPS MR BOB CARTWRIGHT 90 MAIN ROAD WYBUNBURY NANTWICH CHESHIRE CW5 7LS	Date Received	02/05/2017 22/06/2017
		Decision Date	

2. In the interests of the visual amenities of the area and to ensure the POS areas are maintained in a manner that is no prejudicial to the existing trees within them.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 20/09/2020.



**Officer Appointed for this purpose
Head of Environment and Planning**

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