

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	N EDWARDS EDWARDS HOMES LIMITED	Code Number	WRR P/2021/0094
Agent	D S JONES AND CO STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	29/01/2021 30/04/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, PLAS COCH, GLYNDWR UNIVERSITY, MOLD ROAD, WREXHAM, , LL11 2AW

Description of application

CAIS I GYMERADWYO MATERION A GADWYD YN OL YN UNOL A CHANIATAD CYNLLUNIO AMLINELLOL P/2018/0671 / APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0671

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 26/04/2021 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	30/04/2021	Reserved matters approval issued
1	04/04/2022	Non-material amendment

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

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1. The development shall be carried out in strict accordance with the following drawings:

- i. 10408.10B.dsj
- ii. 10408.11.dsj
- iii. 10408.12.dsj
- iv. 10408.13.dsj
- v. 10408.14.dsj
- vi. 10408.Eps.01.dsj
- vii. 10408.Kem.01.dsj
- viii. 10408.Lin.01.dsj
- ix. 10408.Lin.03.dsj
- x. 10408.San.01.dsj
- xi. 10408.Str.01.dsj
- xii. 10408.Tau.01.dsj
- xiii. 10408.Wex.01.dsj
- xiv. 10408.Wex.03.dsj
- xv. 10408.Win.01.dsj

Non-material amendment: 04/04/2022 **Reference Number:** P/2022/0157

By: Wrexham County Borough Council

Approved Details: Drawing no. 10408.10B substituted for drawing no. 10408.10D and drawing no. EHL-HT0Str.03.dsj added.

2. Within three months of commencement of development, full details of a tree planting scheme together with a timescale for implementation shall be submitted to and approved in writing by the Local Planning Authority. Tree planting shall thereafter be carried out in strict accordance with the scheme as approved.

3. The landscaping scheme as carried out in connection with condition no. 02 shall be permanently retained. Any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed shall be replaced with trees of the same size and species to those originally required to be planted with the next planting season (November to March).

4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 10408.10B.dsj shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be

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permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Non-material amendment: 04/04/2022 **Reference Number:** P/2022/0157

By: Wrexham County Borough Council

Approved Details: Drawing no. 10408.10B substituted for drawing no. 10408.10D.

5. No facing or roofing materials shall be used other than those detailed on the Northern Quarter, Plas Coch Road, Wrexham, External Materials Schedule.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.
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 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
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.

Note(s) to applicant



Officer Appointed for this purpose

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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