

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	PETER MILLER	Code Number	ROS P/2022/0246
Agent	PETER MILLER MTP TOWN PLANNING LTD 23 FIR TREE AVENUE WESTMINSTER PARK CHESTER CH4 7QY	Date Received	10/03/2022
		Decision Date	24/05/2022

Town and Country Planning Act, 1990

Location of application

SANDFORD BARN, TREVALYN FARM, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BD

Description of application

ADDASIADAU I'R TY A GAREJ, ESTYNIAD UNLLAWR I'R CEFN , BLAEN A THY ALLAN UNLLAWR / ALTERATIONS TO HOUSE AND GARAGE, SINGLE STOREY REAR EXTENSION AND SINGLE STOREY OUTBUILDING

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	24/05/2022	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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered WH1259 L01, WH1259

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PREL01 (X2) and WH1259 PR01 and as contained within the application documentation.

4. No surface water from any increase in the roof area of the building/or impermeable surfaces within its curtilage shall be allowed to connect directly or indirectly to the public sewerage system.

Reason(s)

1. To comply with Section 91(3) 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.
3. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
4. To protect 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.

Note(s) to applicant

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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

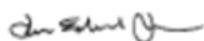
The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new

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sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption"" - 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

As the site lies entirely within Zone C2 of the Development Advice Maps (DAM) as contained in TAN15 and the Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and partially falls into Flood Zone 2 Rivers, consideration should be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. Please refer to NRW's website for further guidance, including the leaflet, 'Prepare your Property for flooding'.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

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

