

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 STEVEN WOODS	Code Number	RUA P/2021/0998
Agent	MR KEVIN SHONE 13 LEACHES LANE MANCOT DEESIDE CH5 2EH	Date Received	11/10/2021
		Decision Date	29/11/2021

Town and Country Planning Act, 1990

Location of application

NEW HALL BUNGALOW, NEW HALL ROAD, RUABON, WREXHAM,
LL14 6HB

Description of application

ADEILADU GAREJ AR WAHAN A GOSOD TANC SEPTIG NEWYDD /
CONSTRUCTION OF DETACHED GARAGE AND INSTALLATION OF NEW
SEPTIC TANK

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

EC12	Development and flood risk
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	29/11/2021	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, 334 - 02, 334-03, 334 - 05 and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the main dwellinghouse.
4. Any garage erected under this permission shall be used only for a purpose incidental to the use of the dwelling as a single dwelling house.
5. No development shall take place until an Amphibian Reasonable Avoidance Measures scheme has been submitted to and approved in writing by the Local Planning Authority. The Reasonable Avoidance Measures (RAMs) shall include, but not necessarily be limited to:
 - further details and associated plans concerning amphibian avoidance and mitigation measures including, but not limited to, one-way amphibian fence design and locations (prior to and throughout the duration of any work).
 The Reasonable Avoidance Measures scheme shall be carried out in accordance with the approved details.
6. No development or phase of development, with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Risk Assessment must include:
 - (i) appropriate measures to control any INNS on site;
 - (ii) measures or actions that aim to prevent INNS from being introduced to the site for the duration of construction and operational phases of the scheme.
 The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

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 that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
5. To ensure that an approved Amphibian Reasonable Avoidance Measures scheme is implemented, which protects the amphibian assemblage affected by the development, in accordance with Wrexham UDP policy EC6.

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6. To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site, in accordance with Wrexham UDP policy EC6.

Note(s) to applicant

Your attention is drawn to the advice in NRW's consultation response dated 11/11/2021.

Flood Risk:

Our Flood Risk Map confirms the application site lies entirely within Flood Zone 3 (Rivers) of the Flood Map for Planning (FMfP) as referenced within TAN15 (Dec 2021).

Given the scale and nature of the proposed development (and in the absence of a flood consequences assessment) we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development.

In areas at risk of flooding, we recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels.

We refer the applicant to our website for further advice and guidance available. Additional guidance including the leaflet "Prepare your Property for flooding" can be found here. The developer can also access advice and information on protection from flooding from the ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties', which can be found here.

Advice for the Developer

Pollution Prevention

During the construction phase you should take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further guidance please refer to GPP 5 and PPG 6 at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention->

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guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/

Foul Drainage

Having considered the information submitted we raise no further concerns regarding this matter. However, if a private drainage solution is to be progressed, the Applicant will need to apply for an Environmental Permit from us. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant is therefore advised to hold pre-application discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.



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

