

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 GERAINT WILLIAMS	Code	RHO P/2021/0711
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	No Date Received	14/07/2021
		Decision Date	04/10/2021

Town and Country Planning Act, 1990
Section 73

Location of application

LAND ADJACENT TO BRYNTEG, CHURCH STREET,
RHOSLLANERCHRUGOG, WREXHAM, LL14 2BP

Description of application

AMRYWIO AMOD 3 CANIATAD CYNLLUNIO P/2009/0765 I DIWYGIO
CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 3 OF
PLANNING PERMISSION P/2009/0765 TO AMEND APPROVED PLANS

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
H2	Residential development within settlements
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	04/10/2021	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered A101 Rev C, A102 Rev B, A103 Rev B and A300 Rev B, as contained within the application documentation.
4. Prior to first use of the development, visibility splays shall be provided from the proposed vehicular access point of 2.4m x 42m in a northerly direction and 2.0m x 30m in a southerly direction measured back from the nearside edge of the adjoining highway, in which there shall be no obstruction in excess of 1.0m in height.
5. Prior to first use of development, the access shall be paved using hardbound materials for a minimum distance of 5 metres behind the highway boundary, and no gates shall be erected within this area.
6. The parking and turning areas as indicated on approved plan ref: A101 Rev C shall be fully implemented prior to first use of the development, and shall thereafter be retained free of all obstruction and made available for the parking of vehicles at all times.
7. Prior to first use of development pedestrian visibility splays from the access shall be provided of 2.4 x 3.3 metres in both directions measured back from the footway in which there shall be no obstruction in excess of 0.6 metres in height.
8. There shall be no discharge of surface water to the combined sewer system.
9. All foul drainage shall be directed to a foul sewerage system and all surface water drainage to a surface water system unless otherwise agreed by the Local Planning Authority.
10. No land drainage run-off shall be permitted, either directly or indirectly, to discharge into the public sewerage system.
11. The boundary treatments, as shown on approved plan ref: A101 Rev C shall be fully implemented prior to first use of development.
12. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.
13. Prior to commencement of development, the entire boundary treatment fronting the property known as 'Brynteg' shall be reduced in height to that which does not exceed 1.0 metre, and shall be permanently retained at that height.

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14. Prior to first occupation / use occupation of the development hereby approved, a scheme for the relocation of the telegraph pole to the front of the site shall be submitted to, and approved in writing by the Local Planning Authority, and the development shall not be used until these details as are approved have been fully implemented.

15. No surface water run off shall be allowed to flow onto the adjoining highway.

16. Prior to first use of development pedestrian visibility splays from the vehicular access serving the adjacent property known as 'Brynteg' shall be provided of 2.4 x 3.3 metres in both directions measured back from the footway within which there shall be no obstruction in excess of 0.6 metres in height.

17. Prior to first occupation / use of the development hereby approved, a scheme for improvements to the existing bus stop fronting the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented prior to first use of the access to the site.

18. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any window or opening in the elevations facing north and south shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained, and shall be top opening only.

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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. In the interests of highway safety.

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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, in the interests of highway safety and to ensure that no deleterious material is carried onto the highway.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. There is insufficient capacity in the existing system to cater for additional surface water flow.
9. To ensure the proper drainage of the site and to minimise the risk of pollution.
10. To ensure the proper drainage of the site and to minimise the risk of pollution.
11. To protect the amenities of the occupiers of nearby properties and to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. In the interests of highway safety.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

If a connection is required to the main sewerage system, the developer is advised to contact the Dwr Cymru Welsh Water's Network Development Consultants on 01443 331155.

All ancillary operations and the use of plant and machinery, which are audible at the boundary, shall be carried out only between 07.30 hours to 19.30 hours Monday to Friday, between 08.00 hours and 14.00 on Saturdays and at no time on Sundays and Bank Holidays.

There shall be no fires on site; to include the prohibition of the burning of cleared vegetation.

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A suitable dust management scheme shall be implemented on site to prevent dust nuisance from arising.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Your attention is drawn to Highway Supplementary Notes numbered 1, 3, 4 and 5 on the enclosed ""Applicants' Rights and General Information"".



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