

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 & MRS WIGLEY

Code No ESC P/2019/0829

Agent PEACOCK AND SMITH LTD
MR E D KEMSLEY
FOURTH FLOOR
8 BALTIC STREET
LONDON
EC1Y 0UP

Date Received 07/11/2019

Decision Date 02/01/2020

Town and Country Planning Act, 1990

Location of application

HILLCROFT, WREXHAM ROAD, PENTRE BYCHAN, WREXHAM,
LL14 4DT

Description of application

OUTLINE APPLICATION FOR THE ERECTION OF 1 NO. DETACHED
BUNGALOW (ALL MATTERS RESERVED)

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
H5 Housing in the countryside

Revision	Date	Description of Decision
0	02/01/2020	Planning permission issued

Particulars of decision that Outline Planning Permission be GRANTED Subject to the following:-

Condition(s)

- Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - the layout of the building(s)
 - the scale of the building(s)
 - the appearance of the building(s)
 - the means of access to the site and building(s)
 - the landscaping of the site.
- Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before

Applicant	MR & MRS WIGLEY	Code No	ESC P/2019/0829
Agent	PEACOCK AND SMITH LTD MR E D KEMSLEY FOURTH FLOOR 8 BALTIC STREET LONDON EC1Y 0UP	Date Received	07/11/2019
		Decision Date	02/01/2020

the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

3. The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

4. The plans to which this permission relates are:

1:1250 Location Plan

1:200 Proposed Block Plan

1:100 Proposed Elevations

5. No surface water and / or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

6. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

7. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

8. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Applicant MR & MRS WIGLEY

Code No ESC P/2019/0829

Agent PEACOCK AND SMITH LTD
MR E D KEMSLEY
FOURTH FLOOR
8 BALTIC STREET
LONDON
EC1Y 0UP

Date 07/11/2019

Received

Decision

Date 02/01/2020

9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 07 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

10. Prior to submission of the reserved matters, a scheme of intrusive site investigations for the on-site mine entry, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include submission of a report of findings, including any gas monitoring undertaken, submission of a layout plan identifying zones of influence for the recorded mine entry and off site mine entry and submission of a scheme of treatment for the on site recorded mine entry. The development hereby approved shall be carried out and implemented in accordance with the approved details and remedial works identified in the approved site investigations scheme.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
5. To prevent 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.
6. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interest of securing a satisfactory layout having regard to the presence of an mine shaft within influencing distance of the application site.

Applicant MR & MRS WIGLEY

Code No ESC P/2019/0829

Agent PEACOCK AND SMITH LTD
MR E D KEMSLEY
FOURTH FLOOR
8 BALTIC STREET
LONDON
EC1Y 0UP

Date 07/11/2019

Received

**Decision
Date** 02/01/2020

Note(s) to applicant

Further advice on compliance with condition no. 06 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

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.

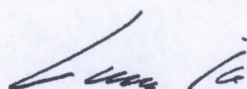
Applicant MR & MRS WIGLEY

Code No ESC P/2019/0829

Agent PEACOCK AND SMITH LTD
MR E D KEMSLEY
FOURTH FLOOR
8 BALTIC STREET
LONDON
EC1Y 0UP

**Date
Received** 07/11/2019

**Decision
Date** 02/01/2020



**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