

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	TAYLOR WIMPEY NORTH WEST	Code Number	BRY P/2021/0255
Agent	MISS JODI STOKES BARTON WILLMORE LLP FLOOR 9 BANK HOUSE CHERRY STREET BIRMINGHAM B2 5AL	Date Received	12/03/2021
		Decision Date	05/07/2021

Town and Country Planning Act, 1990

Location of application

LAND EAST OF HERITAGE WAY, TANYFRON, WREXHAM, LL11 5SW

Description of application

CAIS AR GYFER MATERION CADARNHAU YN GYNNWYS I GANIATÂU CYNLLUNIO AMLINELLOL P/2020/0059 (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, LLYTHYR A GRADDFA) - CODI 70 O DDISGWYR / APPLICATION FOR RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0059 (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - ERECTION OF 70 DWELLINGS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 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
EC1
EC16
EC4
EC6
GDP1
GDP2
H5
H7
PS1

Revision	Date	Description of Decision
0	05/07/2021	Reserved matters approval issued
1	09/11/2021	Approval of detail submitted in respect of condition 11

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Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

BRYMBO LOC 01
 BRYMBO BTP 01 Rev D
 BRYMBO MAT 01 Rev C
 BRYMBO LDP 01 Rev C
 BRYMBO HSP 01 Rev C
 BRYMBO EEP 01 Rev B
 BRYMBO SS 01 Rev A
 BRYMBO COM 01
 GAR 13-01 Rev E
 20297 TMP 02 Rev C
 20297 BRP 01 Rev A
 Taylor Wimpey Construction Environmental Management Plan (dated 21.01.2021)
 3258-F01 Rev D
 20069 01 Rev H
 20069 01 Rev H Colour
 6508.01 Rev F
 6508.02 Rev F
 JW/6508/REV A/LMP/JUN'21 Landscape Management Plan Rev A
 HOUSE TYPE PLANNING DRAWINGS ref: HTYPE/01/A
 SW 04
 SF 04
 SF 33
 SF 01 Rev A
 SF29
 SDM4001/005 Rev A
 Jenkins, L. (2021). Heritage Way. Brymbo: Ecological Assessment. TEP. Unpublished.

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Woolston, R. (2021). Heritage Way. Brymbo: Ecology Reasonable Avoidance Measures Method Statement (RAMMS). TEP. Unpublished.

NIG/DN20047 Invasive Weed Management Plan

TAYLOR WIMPEY NW Transport Statement February 2021

and contained within the application documentation.

2. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation (BRYMBO MAT 01 Rev C).

3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing nos. 6508.01 Rev F and 6508.02 Rev F. Prior to first occupation the development, the landscaping/open space to the front of the development along Heritage Way and the attenuation basin shall be completed. All other landscaping shall be completed within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

4. The approved landscaping scheme shall be maintained and implemented in strict accordance with the approved Landscape Management Plan (JW/6508/REV A/LMP/JUN'21 Landscape Management Plan Rev A) unless otherwise agreed in writing by the Local Planning Authority.

5. Prior to first occupation, the vehicular access shall be laid out in strict accordance with approved plan no. 3258-F01 Rev D. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

6. Prior to first occupation the vehicular access (drawing no 3258-F01 Rev D) hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

7. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

8. The vehicular access hereby approved (drawing no 3258-F01 Rev D) shall take the form of a dropped vehicular crossing. Further details to be issued in the form of a plan for the reinstatement of the centralized access and kerbing. This would be subject to a S38/S278 agreement.

9. 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

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provided across the approved access to intercept any such run off prior to first use of the development.

10. Prior to first occupation of the development hereby approved the vehicular access shall provide visibility splays of 120 metres x 2.4 metres to the north and 115m x 2.4m to the south 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.

11. A scheme of safe pedestrian crossing points along Heritage Way should be submitted to and approved by the Local Planning Authority and fully implemented prior to first occupation of any of the dwellings.

Date Approved: 09/11/2021 **Reference Number:** P/2021/0980

By: Wrexham County Borough Council

Approved Details: 3381-S278 PLAN, 3381-D002 Rev A , 3381-D003 Rev A, 3381-D002 Rev A, 3381-D004

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.
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4. 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.
5. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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7. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. 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.
11. In the interests of highway and pedestrian safety.

Note(s) to applicant

Any proposed passing places should be constructed to a standard suitable for adoption by the Council for future maintenance at the public expense and the developer will need to enter into an agreement with the Council under s.38 / 278 of the Highways Act 1980. You are advised that the Highway Authority will require such works to be completed to their satisfaction before they will formally adopt the relevant Highway works for public use and to be maintained at public expense. This will include the provision of a bond to cover the estimated value of such works. The appropriate fees will become due to the Council when the Highways Authority approve the proposed works to be carried out.



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