

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 HILL	Code Number	ROS P/2021/0309
Agent	ANDREW SHEARER PHEASANTRY COTTAGE HILL LANE TARPORLEY CHESHIRE CW6 9TW	Date Received	22/01/2021
		Decision Date	27/10/2021

Town and Country Planning Act, 1990

Location of application

COXWOOD FARM COTTAGE, COX LANE, ROSSETT, WREXHAM,
LL12 0BG

Description of application

CODI LLETY GWYLIAU (YN RETROSPECT) / ERECTION OF HOLIDAY
ACCOMMODATION (IN RETROSPECT)

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

CLF9	Visitor accommodation outside settlement limits
EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	27/10/2021	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development hereby permitted shall be 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 drawings received 26/5/2021, highways plan

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received 12/8/2021, and drainage plan received 16/9/2021 and as contained within the application documentation.

3. The accommodation shall only be used for holiday accommodation and at no time shall be used as a permanent dwelling.
4. The vehicular parking areas and passing places as shown on approved drawing numbers dated 15/9/2021 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 safeguard the amenities of the area and ensure compliance with policies GDP1 and H5 of the Wrexham Unitary Development Plan.
4. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

Natural Resources Wales Advice for the Developer
Foul Drainage

A review of the Geology of Britain viewer | British Geological Survey (BGS) shows an abstraction borehole registered to Coxwood Farm. It is not known if this borehole is still active but not used, what the rates of abstraction are, what the resulting groundwater drawdown is and if that drawdown extends to the treatment system. Although the borehole appears to be more than 50m

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from the new Matrix CLF 5 septic tank and the new soakaway, the BGS information describes groundwater conditions as being artesian. It is unclear at what depth artesian conditions are encountered (i.e. either 12.71 feet or metres), but artesian conditions may affect the operational performance of the treatment system, depending on the invert elevations of the various components that comprise the system when compared to artesian groundwater levels. Risks may include manifestation of waterlogged conditions with the result that the soakaway does not facilitate discharge or that buoyancy from the artesian conditions causes the potential for floatation which may affect the integrity of the system, pipework and connections.

The developer/applicant should ensure that the existing septic tank has sufficient capacity to accommodate any increase in flows from the proposed development. The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and 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.

If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. 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 should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Applicant MR HILL

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PHEASANTRY COTTAGE
HILL LANE
TARPORLEY
CHESHIRE
CW6 9TW

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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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