

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 LATHAM	Code No	LGC P/2020/0732
Agent	HERITAGE PLANNING CONSULTANCY MISS ANNE LLOYD MORRIS 2 TY ISAF GLYN CEIRIOG LLANGOLLEN WREXHAM LL20 7HW	Date Received	05/11/2020
		Decision Date	03/11/2021

Town and Country Planning Act, 1990

Location of application

BRONYDD, QUARRY ROAD, GLYN CEIRIOG, LLANGOLLEN, LL20 7DA

Description of application

DYMCHWEL ADEILAD PRESENNOL A CHAIS AMLINELLOL AR GYFER 1 ANNEDD (GYDA MYNEDIAD, CYNLLUN A GRADDFA) / DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION FOR 1 DWELLING (WITH ACCESS, LAYOUT AND SCALE)

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H10	Replacement dwellings in the countryside

Revision	Date	Description of Decision
0	03/11/2021	Planning permission issued

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

Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.

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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. As part of the reserved matters application, full elevation and floor plans (drawn to scale) of the existing dwelling shall be submitted.

5. Prior to first occupation of the replacement dwelling for which Outline planning permission is hereby granted, the existing dwelling as detailed on the submitted existing site plan, shall be permanently removed from site.

6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

7. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no.6. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

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8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

9. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Implication Assessment and Method Statement ref no. 'Tree Condition Survey' - S. Cutmore: 102020/TCS/TL.

No development or other operations shall take place except in strict accordance with the reports as approved.

10. No part of the development shall commence until a Conservation Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- * Build upon the principles outlined in the ecological report (Cutmore, S. (2020). Building at Bronydd, Quarry Road, Glyn Ceiriog, Llangollen- Building Development: Protected Species Surveys. Stephen Cutmore Arboricultural and Ecological Services Limited.);
- * Submission of further details including plans of proposed compensation measures;
- * Submission of further details concerning bat avoidance and mitigation measures;
- * Details of timing, phasing and duration of construction activities and conservation measures;
- * Timetable for implementation and demonstrating that works are aligned with the proposed phasing of the development;
- * Measures to prevent incidental capture or killing of bats post development;
- * Actions to be taken in the event that previously unidentified species of bat are found;
- * Ecological Compliance Audit, including key performance indicators;
- * Persons responsible for implementing the works;
- * Post-construction monitoring and record dissemination for a period of not less than 2 years;

* Further details of the outlined external lighting and internal light spillage scheme; together with plans illustrating projected bat emergence points and

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dispersal corridors between bat roost access points and features planned to be functionally used by bats for foraging/dispersal purposes.
The Conservation Plan shall be carried out in strict accordance with the details as may be approved.

11. 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 further development shall take place under Classes A, B, C, D and E of Schedule 2 Part 1, other than the development hereby granted permission.

12. The number of bedrooms within the proposed new dwelling shall not exceed the number of bedrooms within the existing dwelling.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
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 ensure satisfactory development in accordance with Policies PS1, PS2 and H10 of the Wrexham Unitary Development Plan.
6. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
7. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

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10. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

11. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

12. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This is near footpath LLANSANTFFRAID GLYNCEIRIOG

No: 12 which should not be diverted or blocked by the development, nor during its construction.



**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