

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 THOMAS NUNNDALE	Code	WRA P/2021/0836
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	No Date Received	20/08/2021
		Decision Date	01/11/2021

Town and Country Planning Act, 1990
Section 73

Location of application

THE GOULBOURNE, BORRAS PARK ROAD, WREXHAM, LL12 7TF

Description of application

AMRYWIO AMODAU 6 A 7 CANIATAD CYNLLUNIO P/2018/0935 I TORRI
COED A PHLANNU LLWYNI YN EU LLE / VARIATION OF CONDITIONS 6
AND 7 OF PLANNING PERMISSION P/2018/0935 TO REMOVE TREES
AND REPLACE WITH HEDGE PLANTING

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

EC13
EC4
GDP1
GDP2
H2
PS2
T8

Revision	Date	Description of Decision
0	01/11/2021	Planning permission issued

Particulars of decision that permission be GRANTED
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 N027/014 Sheet 1 of 1 Rev H, N027/004 Sheet 1 of 1 Rev B, N027/005 Sheet 1 of 1 Rev C, N027/006 Sheet 1 of 1 Rev A, N027/007 Sheet 1 of 1 Rev C, N027/008 Sheet

Applicant	MR THOMAS NUNNDALE	Code No	WRA P /2021 /0836
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/08/2021
		Decision Date	01/11/2021

1 of 1 Rev B, N028/008 Sheet 1 of 1, N029/008 Sheet 1 of 1, N027/009 Sheet 1 of 1 Rev B and N027/012 Sheet 1 of 1 and contained within the application documentation.

2. Notwithstanding the provisions of Class A of Schedule 2, Part 1 the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) (as amended) no development shall take place that would constitute the enlargement of plots 5, 6 or 7 where the enlarged part of the dwelling would extend beyond a wall comprised in a side or rear elevation of those dwellings.

3. Notwithstanding the provisions of Class E of Schedule 2, Part 1 the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) (as amended) no development permitted by that class shall take place that constitutes the provision of a building, enclosure, raised platform, pool or container used for domestic heating purposes for the storage of oil or liquid petroleum gas that would extend beyond a wall comprised in a rear elevation plots 5, 6 and 7.

4. The development shall be carried out in accordance with the materials specification approved under planning permission P/2016/1048.

5. The development shall be carried out in accordance with the Arboricultural Method Statement & Tree Protection Plan ref: AMS/GBW/05/18 dated 23.05.2018 of S. Shields approved under planning permission P/2016/1048 and, specifically in relation to the south eastern boundary between plot 8 and Gourton Square, Arboriculture Impact Assessment Addendum Tree Removal ref: AIA/GBW/11/16/ADD-2 Rev B and Site & Location Plan NO27/026 1 of 1 Rev B 10/21 approved under planning permission P/2021/0836.

6. All boundary treatments shall be implemented in accordance with the details as shown on drawing numbers N027/015 Sheet 1 of 1 Rev C and N027/016 Sheet 1 of 1 approved under planning permission P/2016/1048 and, specifically in relation to the south eastern boundary between plot 8 and Gourton Square, Site & Location Plan NO27/026 1 of 1 Rev B 10/21 approved under planning permission P/2021/0836. The replacement hedge shall be planted in the first planting season following first occupation of plot 8.

7. The development shall be carried out in accordance with the Dust Control Method Statement dated 26.07.2017 and amended 05.09.2018 approved under planning permission P/2016/1048.

Applicant	MR THOMAS NUNNDALE	Code No	WRA P /2021 /0836
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/08/2021
		Decision Date	01/11/2021

8. The development shall be carried out in accordance with the Construction Traffic Management Plan (Building Process) dated 26.07.2017 and amended 05.09.2018 approved under planning permission P/2016/1048.

9. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres to the north west and 2.4 metres x 33 metres to the south east 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The vehicular access as shown on drawing no. N027/014 Sheet 1 of 1 Rev H approved under planning permission P/2016/1048 shall be fully laid out, surfaced and drained prior to first use of the development.

11. The site shall be drained in accordance with the details shown on approved drawing no 6859-01 Rev B DRAINAGE LAYOUT.

12. The development shall be carried out in accordance with the details contained in the approved SuDS Management Plan for Coed Derw at Goulbourne, Wrexham of Coopers dated 07 December 2018 document reference 6859SMP.

13. The hedge to be planted under condition no. 6 shall be planted no later than within the first available planting season October to February following the first use of the development.

14. The planting scheme implemented in connection with condition no. 6 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by plants of similar size and species to those originally required to be planted.

Reason(s)

1. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
2. To protect trees which are of significant amenity value to the area.
3. To protect trees which are of significant amenity value to the area.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Applicant	MR THOMAS NUNNDALE	Code No	WRA P /2021 /0836
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/08/2021
		Decision Date	01/11/2021

5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To protect the amenities of the occupiers of nearby properties.
8. In the interests of highway safety.
9. To ensure that adequate visibility is provided at the proposed point of access to the highway.
10. In the interests of providing a safe and convenient vehicular and pedestrian access to the site.
11. 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.
12. 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.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
14. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.



**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