

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

|                  |                                                                                                        |                      |                 |
|------------------|--------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MS KARISHMA DAVDRA                                                                                     | <b>Code Number</b>   | RHO P/2018/0934 |
| <b>Agent</b>     | HDS ARCHITECTURAL SERVICES<br>MR CARL HUGHES<br>FERNDAL VILLA<br>25 MANLEY ROAD<br>WREXHAM<br>LL13 8HD | <b>Date Received</b> | 05/11/2018      |
|                  |                                                                                                        | <b>Decision Date</b> | 07/05/2019      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

HORSE AND JOCKEY, CHAPEL STREET, PONCIAU, WREXHAM,  
LL14 1SD

#### **Description of application**

CONVERSION OF FORMER PUBLIC HOUSE INTO 6 NO. APARTMENTS (3 NO. TWO BED AND 1 NO. ONE BED APARTMENTS AND 2 NO. STUDIO APARTMENTS)

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

|      |                                            |
|------|--------------------------------------------|
| EC6  | Biodiversity Conservation                  |
| GDP1 | Development objectives                     |
| H2   | Residential development within settlements |
| S9   | Loss of local facilities                   |
| T9   | Walking, cycling and horse riding routes   |

| Revision | Date       | Description of Decision                                  |
|----------|------------|----------------------------------------------------------|
| 0        | 07/05/2019 | Planning permission issued                               |
| 1        | 24/08/2021 | Approval of details submitted in respect of condition 03 |

#### **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 drawing(s) numbered HJ/PD/01a, HJ/PD/02a,

|                  |                                                                                                           |                                                 |                 |
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HJ/PD/03b and HJ/PD/04b and as contained within the application documentation.

3. No part of the development shall be occupied until a scheme of boundary treatment has been implemented in strict accordance with a scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

**Date Approved:** 24/08/2021 **Reference Number:** P/2021/0696

**By:** Wrexham County Borough Council

**Approved Details:** Drawing no. HJ/PD/04c Revision A

4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). HJ/PD/04b Proposed Site Layout shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning 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 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.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan

### **Note(s) to applicant**

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

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It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:  
[www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries](http://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com) or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



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**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)