

LPA Ref: P/2017/0951

PINS Ref: APP/H6955/A/18/3211198

Proposal: Demolition of existing workshop and application for outline planning permission to erect 1 no. detached dwelling (with all matters reserved)

Location: 1 Cae Pentre, Singrett Hill, Gresford, LL12 8RL

1.0 INTRODUCTION

- 1.1 In relation to the pending appeal for the above mentioned proposed development, the council have previously confirmed that it is to rely upon the content of the report prepared for the Planning Committee when the planning application was determined. A copy of this report has been submitted in the questionnaire.
- 1.2 The purpose of this additional document is to provide the Planning Inspectorate with a list of suggested conditions for the Inspector to consider when making a decision.

2.0 SUGGESTED CONDITIONS

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.

Reason: To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

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.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990.

4. Prior to first use of the development hereby approved the vehicular access shall provide a visibility splay of 2.4 metres x 120 metres to the south measured to the nearside edge of the adjoining highway. Within these splays

there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splay shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: In the interests of highway safety.

5. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.

6. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

Reason: To protect the amenities of the occupiers of the property.