

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

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Expiry Date: 21/12/2008
Decision Notice Sent:
18/11/2010
Grid Reference:
E 341611
N 340150

Applicant	MR S MORRIS MORRIS HOMES LTD	Code No	MAE P/2008/1147
Agent	MORRIS HOMES LTD MR S MORRIS MORLAND HOUSE ALTRINCHAM ROAD WILMSLOW CHESHIRE SK9 5NW	Date Received	27/10/2008
		Decision Date	18/11/2010

Town and Country Planning Act, 1990

Location of application

FORMER PENLEY HOSPITAL SITE, PENLEY, WREXHAM, LL13 0LH

Description of application

SUBSTITUTION OF HOUSE TYPES AT CURRENT HOUSING DEVELOPMENT AFFECTING PLOT 62-81 AND 90-95, CONSISTING OF 2-STOREY 2 & 3 BEDROOM MEWS AND 2-STOREY 3 & 4 BEDROOM DETACHED DWELLINGS.

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

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3. The hedgerow on the northern boundary of the site and indicated on the approved block plan, shall be retained in perpetuity at a minimum height of 1.8m and any gaps therein shall be planted in matching species as part of the requirements of conditions 04 and 05.

4. Within 3 months of commencement of development on site, full details of both hard and soft landscape works for the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.

5. Within 6 months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

6. No development or other operations shall commence on the site until adequate steps, which shall have been previously agreed with the Local Planning Authority, have been taken to safeguard against damage or injury during construction works, all trees on the site or whose root structure may extend within the site, which are subject of Wrexham County Borough Council Tree Preservation Order No. 87. In particular, no excavations, site works, trenches or channels shall be cut or pipes or services laid in such a way to cause damage or injury to the trees by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees by affecting their root structure.

7. The erection of fencing to protect the hedge on the northern boundary shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2005 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps, to the full extent of the hedging. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

8. Foul water and surface water discharges shall be drained separately from the site.

9. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing

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by the Local Planning Authority.

10. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
11. The estate roads and footways shall be progressively constructed to base coat standard from the junction with A539 across the frontage of each plot prior to the first occupation of the building erected thereon.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the curtilage of dwelling types Didsbury, Budworth, Chatsworth and Capesworth.
13. No trees shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.
14. Within 6 months of the commencement of development, full details of the emergency access track on the western boundary shall be submitted to and approved by the Local Planning Authority. Details shall include the precise route of the track, detailed design specification, a method statement for the construction, measures to protect trees during construction, details of tree pruning to achieve height clearance for fire tender vehicles, loss of any trees and proposed replacements and details of any proposed lighting and installation of underground cables. The works shall be carried out in accordance with a timescale to be agreed as part of the submitted details and retained thereafter.
15. Notwithstanding the details indicated on the approved plans, prior to any works on plot 84 and 109, the precise location of plot 84 and associated garage and the location and construction details of the garage associated with plot 109, shall be submitted to and approved by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved.
16. Internal site boundaries shall be carried out strictly in accordance with the details indicated on the approved plans and documentation, prior to the first occupation of the associated dwellings and retained thereafter unless otherwise agreed in writing with the Local Planning Authority.
17. Details of finished floor levels of the proposed new dwellings shall be submitted in writing to and approved by the Local Planning Authority. Finished floor levels shall be strictly in accordance with the details as approved.
18. 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 windows or other openings shall be inserted in the South Eastern gable elevation of the dwelling on plot 67 of the approved plan.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To protect trees which are of significant amenity value to the area.
7. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development.
8. To protect the integrity of the public sewerage system.
9. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.
10. To prevent hydraulic overload of the public sewerage system and pollution of the environment.
11. In the interests of highway safety.
12. 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.
13. To protect trees which are of significant amenity value to the area.
14. To ensure an alternative route is available into the housing estate in the event of an emergency and to protect trees of considerable visual amenity.
15. To protect trees of significant amenity value.
16. In the interests of the general visual amenities of the area and the privacy of adjoining residents.
17. In the interests of the amenity of nearby residents.
18. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

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You should ensure the W.A.G licence in regard to newts is still valid and that all protective fencing and other Reasonable Avoidance Measures are in place.

You are reminded of the requirement to comply with conditions attached to the grant of planning permission P/2003/1219 and any relevant conditions attached to subsequent permissions.

All works in relation to the implementation of this permission should be undertaken only between the hours of 7.30 and 18.00 Monday to Friday and 8.00 to 14.00 on a Saturday and at no time on a Sunday or a Bank Holiday.



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR