

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 M FORGRAVE GOWER HOMES	Code Number	WRR P/2015/0812
Agent	PARRY DAVIES ARCHITECTS LTD MR R S GRATTON STUDIO 55:20 NORTH WALES BUSINESS PARK ABERGELE CONWY LL22 8LJ	Date Received	26/10/2015
		Decision Date	16/06/2016

Town and Country Planning Act, 1990

Location of application

LAND NORTH OF TOTAL FITNESS, STANSTY ROAD, WREXHAM, LL11 2BU

Description of application

RESIDENTIAL DEVELOPMENT (23 NO. DWELLINGS) TOGETHER WITH HIGHWAYS, ACCESS AND PARKING ARRANGEMENTS

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

CLF5	Open space requirements from new residential developments
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	16/06/2016	Planning permission issued
1	19/08/2016	Non-material amendment
2	09/09/2016	Details submitted in respect of conditions 03, 05, 06, 07, 08, 09, 10, 11, 14 and 18 approved.

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 be carried out in strict accordance with the following approved drawings:

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- i) drawing no. 15.5554/1 Revision I: Site Layout Plan
- ii) drawing no. 15.5554/D1 Revision G: Roads and Levels
- iii) drawing no. 15.5554/K1 Revision A: Kendal - 3 Block
- iv) drawing no. 15.5554/K2 Revision A: Kendal - 3 Block
- v) drawing no. 15.5554/K3: Kendal - 4 Block
- vi) drawing no. 15.5554/W1 Revision B: Whitby
- vii) drawing no. 15.5554/D/H1 Revision A: Durham-Hampton
- viii) drawing no. 15.5554/19 Durham Pair – Plots 22 & 23
- ix) drawing no. 15.1554/22 Durham (Pair): Ground floor plan
- x) drawing no. 15.1554/23 Durham (Pair): First floor plan

Non material amendment: 29.08.2016 **Reference Number:** P/2016/0720

By: Wrexham County Borough Council

Approved Documents: Drawings nos. 15.5554/1 Revision H: Site Layout Plan and 15.5554/D/H2 Revision A: Durham-Hampton substituted for drawings nos. 15.5554/1 Revision I: Site Layout Plan, drawing no. 15.5554/19 Durham Pair – Plots 22 & 23, 15.1554/22 Durham (Pair): Ground floor plan and 15.1554/23 Durham (Pair): First floor plan

3. No part of the development shall commence until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

By: Wrexham County Borough Council

4. No part of the development shall be occupied until a Verification Report which demonstrates that the remedial works approved as part of condition no. 03 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

5. No part of the development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- i) a noise survey to determine noise levels within the site during the day time and night time both has been carried out; and
- ii) a detailed report of the survey findings together with a scheme of noise mitigation.

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Each dwelling requiring noise mitigation shall not be occupied until the mitigation measures have been implemented in full in strict accordance with the scheme as approved.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

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6. 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.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

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7. Foul water drainage from the site shall only discharge to the public sewerage system between manholes SJ09836029 and SJ09835030

Details approved: 09.09.09 **Reference Number:** P/2016/0601

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8. Development shall not commence until a Construction Environment and Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction shall thereafter be carried out in strict accordance with the details as approved.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

By: Wrexham County Borough Council

9. No part of the development shall commence until scheme showing the full details of layout, design, drainage and construction of the improvements to the site access to the site from Stansty Road has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the scheme has been implemented in full.

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10. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local

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Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

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11. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

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12. The landscaping scheme submitted and approved in connection with condition no. 11 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

13. The estate roads and footways shall be progressively constructed to base coat standard from the junction with Stansty Road across the frontage of each plot prior to occupation of the building erected thereon.

14. Prior to the first occupation of any dwelling hereby granted permission a trespass proof fence of at least 1.8m high shall be erected along the full length

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of the eastern boundary of the site in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The fence shall thereafter be permanently retained and maintained.

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15. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 15.5554/1 Revision H: Site Layout Plan 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.

16. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

17. No part of the development shall commence until a minimum of 195 parking spaces have been provided for use in conjunction with the gym to the south of the site. Thereafter that number of spaces shall be made permanently available for use in conjunction with that premises.

18. No development shall commence until a scheme of traffic calming measures has been submitted to and approved by the Local Planning Authority. The approved scheme shall be fully implemented prior to the first occupation of any of the dwellings hereby granted.

Details approved: 09.09.09 **Reference Number:** P/2016/0601

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. In the interests of the amenities of the future occupants of the buildings
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5. In the interests of ensuring the amenity of future occupiers of the development.

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6. To ensure satisfactory drainage of the site and to avoid flooding.
7. 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.
8. To protect the amenities of the occupiers and users of nearby properties and land.
9. To ensure the formation of a safe and satisfactory access.
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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13. In the interests of highway safety.
14. To protect the railway from unauthorised access.
15. 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.
16. In the interests of highway safety.
17. In the interests of ensuring adequate off-street parking is provided for the adjacent site.
18. In the interests of highway safety.

Note(s) to applicant

Prior to any works commencing on site a method statement and risk assessment must be submitted to Network Rail's Asset Protection Engineer (AssetProtectionWales@networkrail.co.uk) for approval. This must take full account of the consultation response received from Network Rail dated 6 November 2015.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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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.

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). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:
<https://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

If any of the 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.



Officer Appointed for this purpose

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Head of Environment and Planning

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm