In pursuance of its powers under the Acts an 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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COUNTY BOROUGH COUNCIL
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Applicant	BRIDGEMERE LAND PLC & MACBRYDE HOMES LTD	**Code Number**	WRO P/2015/0890
Agent	THE PLANNING CONSULTANCY MR MATTHEW GILBERT BRIDGE FARM SARN MALPAS CHESHIRE SY14 7LN	**Date Received**	19/11/2015
		Decision Date	23/06/2016

Town and Country Planning Act, 1990

Location of application

FORMER SITE OF BROTHER INDUSTRIES, CROESNEWYDD ROAD, WREXHAM, LL13 7YP

Description of application

RESIDENTIAL DEVELOPMENT COMPRISING 79 DWELLINGS ASSOCIATED ROADS AND OPEN SPACE

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
EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
H7	Affordable housing within new developments
T8	Parking

Revision	Date	Description of Decision
0	23/06/2016	Planning permission issued
1	18/08/16	Approval of details submitted in respect of conditions 03, 05, 06, 07, 08, 09, 10, 13, 15, 16 and 21

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

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Condition(s)

1. The development hereby permitted shall be commenced before the expiry of one year from the date of this permission.
2. The development shall be carried out in strict accordance with the following approved drawings:
i) CRW-SP01 Revision C: Proposed Site Plan;
ii) CRW-Cha-PL02: Chatsworth - Elevations;
iii) CRW-Cha-PL03: Chatsworth - Elevations (render);
iv) CRW-Cha-PL01: Chatsworth - Floor Plans;
v) CRW-Wen-PL03: Wentworth - Elevations (render);
vi) CRW-Wen-PL02: Wentworth - Elevations;
vii) CRW-Wen-PL01: Wentworth - Floor Plans;
viii) CRW-Ric-PL02: Richmond - Elevations;
ix) CRW-Ric-PL01: Richmond - Floor Plans;
x) CRW-Bea-PL02: Beaumont - Elevations;
xi) CRW-Bea-PL01: Beaumont - Floor Plans;
xii) CRW-Kin-PL02: Kingston - Elevations;
xiii) CRW-Kin-PL01: Kingston - Floor Plans;
xiv) CRW-Ban-PL03: Banbury - Elevations (render);
xv) CRW-Ban-PL02: Banbury - Elevations
xvi) CRW-Ban-PL01: Banbury - Floor Plans;
xvii) CRW-H&O-PL03: Highfield & Oakley - Render Elevations;
xviii) CRW-H&O-PL02: Highfield & Oakley - Brick Elevations;
xix) CRW-H&O-PL01: Highfield & Oakley - Floor Plans;
xx) CRW-Oak-PL02: Oakley Block Elevations
xxi) CRW-Oak-PL01: Oakley Block Floor Plans
xxii) CR-GD.04: Double Garage Details - Elevation;
xxiii) CR-GD.03: Double Garage Details - Floor Plan and Section;
xxiv) CR-GD.02: Single Garage Details - Elevations;
xxv) CR-GD.01: Single Garage Details - Floor Plan and Section.
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

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measures required to remediate the site, including post-development monitoring.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: Betts Associates Geotechnical Report dated March 2016 and Betts Associates Build Phase Development Remediation and Validation Strategy dated May 2016.

4. No dwelling or phase of the development shall be occupied/used until a Verification Report, which demonstrates that the remedial works approved as part of condition no. 03 for that dwelling or phase have been fully carried out, has been submitted to and approved in writing by the Local Planning Authority.
5. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local 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: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: TBA Arboriculture Impact Assessment and Method Statement Assessment reference MG/4071/AIA&AMS/MAY2016

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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 provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:
i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: REFA Drainage Strategy and drawings nos. 11082/01/1, 11082/01/2, 11082/01/03, 11082/01/4, 11082/01/7 and 11082/05/4 Revision A

7. Development shall not commence until the details required by the Welsh Government (Department for Economy, Science and Transport) dated 12 February 2016 have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the details as approved.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: Details referred to in the McBryde Homes letter dated 15 June 2016

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8. No part of the development shall commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:
i) The detailed layout, design, drainage, lighting and construction of the proposed new carriageways and footways serving the development;
ii) The detailed layout, design, drainage and construction of the 3m wide shared cycleway/footway fronting the development site;
iii) A timescale for implementation of the scheme.
The development shall thereafter be carried out in strict accordance with the scheme as approved.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: Harttron Outdoor Lighting Report dated 17 May 2016 and drawings nos. 16695-D-01, 11082/01/8, 11082/02/1, 11082/03/1,11082/04/1, 11082/04/2, 11082/04/3, 11082/04/4, 11082/07/1, 11082/07/3, 11082/08/1 and 11082/09/1

9. Development shall not commence until an Ecological Method Statement and Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:
i) Details of measures that will be put in place to limit the spill of lighting from dwellings and street lights into the River Gwenfro corridor wildlife buffer zone shown on approved plan CRW-SP01 Revision C: Proposed Site Plan;
ii) An invasive species remediation and management plan;
iii) A biosecurity risk assessment
iv) A scheme of reasonable avoidance measures in respect of otter
v) An ecological management and monitoring plan for the River Gwenfro corridor wildlife buffer zone shown on approved plan CRW-SP01 Revision C: Proposed Site Plan
vi) A timetable for the implementation of the all of the measures set out in the Ecological Method Statement and Management Plan.
The development shall thereafter be carried out in strict accordance with the Ecological Method Statement and Management Plan as approved.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: CES Ecology Ecological Method Statement and Management Plan dated May 2016, Harttron Outdoor Lighting Report dated 17 May 2016 and drawing 16695-D-01

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10. Prior to their use on the development 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.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: Schedule Reference CRW-MS-01 dated 14/6/2016

11. The development shall be carried out in strict accordance with the Hepworth Acoustic Noise and Vibration Consultants Recommendations for Noise Mitigation dated November 2014. Those plots for which noise mitigation measures are proposed in Section 3.0 Recommendations for Noise Mitigation and on Figure 1 - Recommended Noise Mitigation Scheme shall not be occupied until the noise mitigation measures have been implemented in full.
12. Land re-profiling shall be carried out in strict accordance with the JBA Consulting 'Addendum to the Croesnewydd FCA Update dated 27 January 2016, the JBA Consulting 'Development site flood storage' dated 22 March 2016 and the accompanying 'MUGA Flood Storage Plan'. Ground levels on the site alongside the River Gwenfro shall be raised to a minimum level of 96.3mAOD and property ground slabs shall be have minimum level of 96.45mAOD, and levels in the multi-use games area or 'MUGA' shall be lowered to 96.15mAOD in accordance with the submitted details. All ground re-profiling works shall be carried out prior to the first occupation of any dwelling hereby granted permission.
13. 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.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: MacBryde Homes letter dated 22 July 2016 and drawings nos. 4071.04 Revision B, 4071.05, SBT-03, SBT-05 and SBT-09

14. The landscaping scheme submitted and approved in connection with condition no. 13 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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15. Within three months of commencement of development full details of the design and layout of the Local Area Play and the Multi-Use Games Area as shown on drawing CRW-SP01 Revision C: Proposed Site Plan together with the timescale for their construction and landscaping shall be submitted to and approved in writing by the Local Planning Authority. The Local Play Area and the Multi-Use Games Area shall thereafter be provided in strict accordance with the details as approved.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: MacBryde Homes letter dated 22 July 2016 and drawings nos. 4071.04 Revision B and 4071.05.

16. All landscaped areas and areas of public open space shall managed in accordance with a Landscape Management Plan that shall have been submitted to and approved in writing by the Local Planning Authority within three months of commencement of development.
Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: Trevor Bridge Associates Management Plan (Public Open Space) reference JH/4071/Management Plan May 2016.

17. The 3m wide footway shown on approved drawing CRW-SP01 Revision C: Proposed Site Plan shall be completed to a Highways adoptable standard along the full site frontage prior to the first occupation of any dwelling hereby granted permission.
18. Each dwelling shall be provided with parking areas in accordance with the details shown on approved drawing no. CRW-SP01 Revision C: Proposed Site Plan prior to first occupation of that dwelling.
19. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres in both directions 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 nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
20. Prior to the first use of the development hereby granted permission the junction of the private access road and estate road adjoining plot 52 as shown on approved drawing no. CRW-SP01 Revision C: Proposed Site Plan shall be

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provided within visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining carriageway. Within the splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be retained clear of any such obstruction to visibility.

21. No dwelling shall be occupied until a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of an annual monitoring which shall be submitted to the Local Planning Authority for written approval following the anniversary of the occupation of the first dwelling and every year after up to and including the fifth anniversary.

Details Approved: 18/8/2016 **Reference Number:** P/2016/0602
By: Wrexham County Borough Council
Approved Details: CBO Transport Travel Plan dated 21.7.2016

22. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday.

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
4. In the interests of the amenities of the future occupants of the buildings
5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
6. To ensure satisfactory drainage of the site and to avoid flooding.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In order to protect wildlife interests, which are afforded special protection.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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11. In the interests of ensuring the amenity of future occupiers of the development.
12. To reduce the potential risk of flooding to the proposed development and future occupants.
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.
15. In the interests of the visual amenities of the area and the amenity of occupiers of the development.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. In the interests of pedestrian safety.
18. To ensure adequate off-street parking for each dwelling is provided.
19. To ensure that adequate visibility is provided at the proposed point of access to the highway.
20. To ensure that adequate visibility is provided at the proposed point of access to the highway.
21. To support the Council's approved Integrated Transport Strategy and to reduce dependency on the motor vehicle.
22. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

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.

The applicant is advised that compliance with condition no. 21 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where

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deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

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

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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
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

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