

CYNGOR BWRDEISTREF
Sirol Wreccsam

Wrexham County
BOROUGH COUNCIL

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

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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 D. Stephens

Code Number [ESC CB00217]

Agent

The Garston Partnership,
24 Temple Row,
Wrexham,
LL13 8LY.

Date received [3rd May 1996]

Decision date [29th July 1996]

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Grant of Outline Planning Permission

LOCATION AND DESCRIPTION

LAND AT THE REAR OF 2 YEW TREE VILLAS, BERSHAM

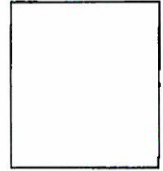
ERECTION OF DETACHED DWELLING & GARAGE & CONSTRUCTION OF
NEW VEHICULAR & PEDESTRIAN ACCESS

PARTICULARS OF DECISION

OUTLINE PERMISSION GRANTED

- 01 The approval of the Council shall be obtained to the following reserved matters before any development is commenced, viz:
the siting of the building(s),
the design of the building(s),
the external appearance of the building(s),
the means of access to the building(s), and,
the landscaping of the site.
- 02 Application for approval of the matters referred to in condition 1 above shall be made within 3 years of the date of this permission.
- 03 The development to which this permission relates shall begin within 5 years of the date of permission or 2 years of the final approval of the reserved matters, whichever is the later.
- 04 The reserved matters shall include details for the means of access to the site to be formed from the turning head opposite Nos. 23 and 24 Y Ddol, and the existing access at the side of no. 16 Y Ddol shall be permanently closed before the dwelling is first occupied.
- 05 The reserved matters shall include cross sections through the site to show the finished levels of the development in relation to adjoining finished levels of adjacent residential property.
- 06 No development shall take place as a result of this permission unless the whole of the area edged red is available for the exclusive residential use of the proposed occupier.

REASON(S)



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- 01 To comply with the provisions of the Town and Country Planning (General Development Procedure) Order 1995.
- 02 To comply with Section 92 of the Town and Country Planning Act 1990.
- 03 To comply with Section 92 of the Town and Country Planning Act 1990.
- 04 In the interest of highway safety and the amenities of the occupiers of nearby properties.
- 05 Due to the sloping nature of the site, and the presence of nearby residential properties, it is important to assess the finished levels of the development in the interests of the amenities of the occupiers of nearby properties.
- 06 In the interests of amenity of the occupier and those of neighbouring properties.

Note(s) to Applicant:

- 01 The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property. It is alleged that a substantial portion of the land is owned by someone else. This permission has only been granted on the basis of the site edged red in the application documentation.
- 02 The stability of the site shall remain the responsibility of the developer.
- 03 You are advised that the submitted sketch plan has been considered for illustration purposes only.
- 04 Your attention is drawn to the observations of the Coal Authority attached to this decision.
- 05 Your attention is drawn to Highway Supplement Note Numbered 2 on the enclosed "Applicants' Rights and General Information".
- 06 You are advised that a small section of the site is within a designated Conservation Area.
- 07 There shall be no interference with any public or private right of way within, or adjacent to, the application site.

Officer appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information enclosed.

PROPOSED RESIDENTIAL DEVELOPMENT BERSHAM.
WREXHAM ELWYD
1.2500 LOCATION PLAN. CB 1217 D. STEPHENS ESQ

