

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 KEITH JONES	Code No	BRY P/2016/0316
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	05/04/2016
		Decision Date	06/06/2016

Town and Country Planning Act, 1990
Section 73

Location of application

LAND SOUTH OF GLYN HEULOG, GREEN ROAD, BRYMBO, WREXHAM, LL11 5DR

Description of application

VARIATION OF CONDITIONS NOS 2 AND 3 OF PLANNING PERMISSION P/2013/0293 TO EXTEND THE TIME PERIODS OF THE PLANNING PERMISSION AND TIME PERIOD FOR SUBMISSION OF RESERVED MATTERS

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

GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	06/06/2016	Planning permission issued

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. 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.

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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.

4. The development shall be carried out in strict accordance with approved drawing no. J019/001 in respect of layout and access.

5. The landscaping scheme submitted and approved in connection with condition 03 shall be fully implemented in accordance with a timescale that shall be submitted with/as part of that scheme.

6. The landscaping scheme as carried out in connection with condition no. 05 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

7. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

8. 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.

9. A 2 metre wide footway shall be constructed back from the edge of the existing highway along the full frontage of the development site prior to the occupation of the proposed dwelling.

10. The first 5 metres of the access back from the highway carriageway shall be hard surfaced, shall be free of any gates and shall have a gradient no steeper than 1 in 10.

11. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2 metres x 39 metres to the north measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

12. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2 metres x 39 metres in a southerly

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direction 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 adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

13. No part of the development shall commence until details of retaining wall and road widening proposals including channel blocks have been 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.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed on the land edged red on the approved drawing no J019/001 under Class E of Schedule 2 Part 1.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no extensions or additions to the dwelling as approved shall be erected under Class(es) A, B, C, D of Schedule 2 Part 1.

16. No development shall commence until details of the siting and construction of the retaining wall 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.

17. No development shall be commence until a scheme for the replacement of channel blocks and widening of the carriageway fronting the site has been submitted to and further approved by the Local Planning Authority. The scheme as approved shall be implemented prior to the first occupation of the dwelling hereby granted permission.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
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4. To ensure that the development fully complies with the appropriate policies and standards.

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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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 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.
9. In the interests of highway safety.
10. In the interests of highway safety.
11. In the interests of highway safety.
12. To ensure that adequate visibility is provided at the proposed point of access to the highway.
13. To enable the control of matters not detailed in the application in compliance with the appropriate policies and standards
14. 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.
15. 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.
16. In the interests of highway safety.
17. In the interests of highway safety.

Note(s) to applicant

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.

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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
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

