

WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE

MEETING OF 6 MAY 2014

ADDENDUM

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
9 – 25	WRO	P/2013/0805		√

PAGES 9–25 WRO P/2013/0805

Land south of Wrexham Maelor Hospital, Croesnewydd Road, Wrexham
Speaker: FOR – Mr M Gillbert (Representing Agents)

ALL OTHER ITEMS WILL BE TAKEN IN ORDER SHOWN ON THE ORIGINAL AGENDA

PAGES 29-42 ESC P/2014/0097

Observations

POS: In addition to comments made about a POS contribution to help with enhancements and management of a new POS area adjacent to TPO trees, which is also adjacent to an area of existing off site POS, there will be also be a requirement to ensure that the two smaller POS areas as proposed by the development (by the entrance area into the site) will be maintained by a separate management company since it is unlikely that this land will be taken on by the Council as POS. The details of the scheme will need to be arranged by the developer/future owners, and to ensure that those areas are maintained adequately, we will require evidence that this arrangement is suitable as part of a planning condition.

Educational Facilities: The sums required for the educational facilities are still not known, and this matter will need to be clarified before the new Section 106 legal agreement is signed. However it may include both primary and secondary school contributions.

Recommendation

Add condition

25. Within 3 months from the date of the permission, a scheme of details to verify information regarding a POS management company, and specific details regarding the maintenance regime of two areas of on-site POS areas adjacent to the properties known as Foundry House and Ty Dewi as shown on the approved plans, shall be submitted to and approved in writing before any dwelling is first occupied. The scheme of details as approved shall be fully provided as part of the development within the first planting season following the first occupation of plots 1 and 14, and the areas shall be maintained in accordance with the approved specification in perpetuity. (Reason: To ensure that the on-site POS areas are suitably maintained as open space areas for the development, in the interests of amenities of the area).

PAGES 67-72 RUA P/2014/0161

P/2014/0161

Observations

There is a significant potential for this building to support roosting bats or nesting birds. An assessment of the building will need to be carried out to assess the suitability of the building and make any recommendations for mitigation.

The development is also located in a visually sensitive location in open countryside where additional development should be strictly controlled. As such it would be sensible to control future development at the site and a suitable condition will be required.

Recommendation

Add conditions:

8. No part of the development shall commence to include any demolition until a Bat Roost Assessment, as carried out by a qualified ecologist, has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement identifying any measures of compensation and mitigation including timescales for their implementation. These measures should be incorporated as part of the reserved matters application and carried out in strict accordance with the details as may be approved. (Reason: To protect bats and their habitat which would otherwise be lost by the development hereby permitted).
9. 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 further development shall take place under Classes A, B, C, D, E, F and G of Schedule 2 Part 2, other than the development hereby granted permission. (Reason: The site is located in a visually sensitive location and additional development on the site needs to be strictly controlled).