

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

7
Expiry Date: 21/08/2008
Decision Notice Sent:
08/07/2010
Grid Reference:
E 332918
N 351865

Applicant	MR M JACQUES	Code No	WRR P/2008/0733
Agent	D B DAVIES 2 MAES GLAS COURT ROAD WREXHAM LL13 7SN	Date Received	27/06/2008
		Decision Date	08/07/2010

Town and Country Planning Act, 1990

Location of application

LAND OFF CLARENDON AVENUE, STANSTY, WREXHAM, LL11 2DF

Description of application

ERECTION OF 4 NO. 3 BED HOUSES AND 1 NO. 2 BED HOUSE AND CONSTRUCTION OF NEW VEHICULAR AND PEDESTRIAN ACCESS.

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
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.
3. Prior to their use on the development, samples of all external facing 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.

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4. Details of ground levels and boundary treatment shall be submitted to the Local Planning Authority before any part of the development is commenced and the development shall only be carried out in strict conformity with such details as are thereby approved.

5. The site shall only be drained by means of a separate system of drainage with no surface water being discharged to the foul drain/sewer.

6. No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to and approved by the Local Planning Authority. The approved scheme shall be complete before the development is occupied

7. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.

8. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 7. The works shall be carried out within 3 months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

9. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

10. All vehicular access to the development shall be via the proposed access to Clarendon Avenue. There shall be no vehicular or pedestrian access from Railway Road to the east.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or additions to the dwellings shall be built, erected or constructed.

12. No development shall be commenced until the Local Planning Authority has confirmed in writing that adequate visibility splays have been provided at the proposed point of access to the site. Visibility splays of 2.4 by 25 metres shall be provided from the proposed access to the nearside kerb edge of the adjoining highway in both directions within which there shall be no obstruction above 1m in height above the level of the adjoining carriageway.

13. The first 5m of the proposed access back from the adopted highway shall be hard surfaced in a bound material.

14. No gates shall be erected within 5m of the edge of the adopted highway.

15. Prior to the commencement of development full technical details for

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the removal of the boundary wall and the support of any remaining part(s) shall be submitted to and shall be approved in writing by the Local Planning Authority. The works shall only be undertaken in strict accordance with those details as are thereby approved.

16. The access to the site shall be to the Highway Authority standard dropped vehicular crossing type.

17. The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

18. Prior to the first occupation of any dwelling, the telegraph pole near the proposed site access shall be relocated in accordance with details which have been approved in writing by the Local Planning Authority..

19. No water of any kind generated by the proposed development shall be permitted to flow from any part of the site, such as driveways, on to the highway or in to the highway drainage system.

20. Before development commences, a detailed report of the noise survey shall be submitted to the Local Planning Authority to include:

a) Noise levels arising from day / night time activities arising from the railway in the vicinity to the proposed development site and the impact on the proposed accommodation;

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.

All data shall be representative of typical conditions for both day (0700 - 2300 hours) and night (2300 - 0700 hours).

The development shall only be carried out in accordance with the detailed scheme referred to in part (b) above.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

4. To ensure that the development fully complies with the appropriate policies and standards.

5. To ensure satisfactory drainage of the site and to avoid flooding.

6. To ensure satisfactory drainage of the site and to avoid flooding.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. In the interests of highway safety.
11. To safeguard the amenities of adjoining dwellings in view of the restricted nature of the site and distance from a highway.
12. In the interests of highway safety.
13. In the interests of highway safety.
14. In the interests of highway safety.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. In the interests of highway safety.
18. In the interests of highway safety.
19. In the interests of highway safety.
20. The development site is in close proximity to the railway line. It is therefore likely that the development will be exposed to increased noise levels.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- o Collapse of shallow coal mine workings.
- o Collapse of, or risk of entry into, mine entries (shafts and adits).
- o Gas emissions from coal mines including methane and carbon dioxide.
- o Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- o Transmission of gases into adjacent properties from underground sources through ground fractures.
- o Coal mining subsidence.
- o Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to

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restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. 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 Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-
means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You must seek approval for any works being undertaken to the boundary wall prior to any development. Please contact Sharon Stevens, Operational Manager Engineering Consultancy to discuss your proposals.

The applicant will need to construct a dropped kerb crossing outside the property including strengthening of the footway at the point of access and will need to apply for formal consent pursuant to Section 184 of the Highways Act 1980.

Please note the attached comments from Public Protection Officers, Network Rail, Scottish Power and the Environment Agency.

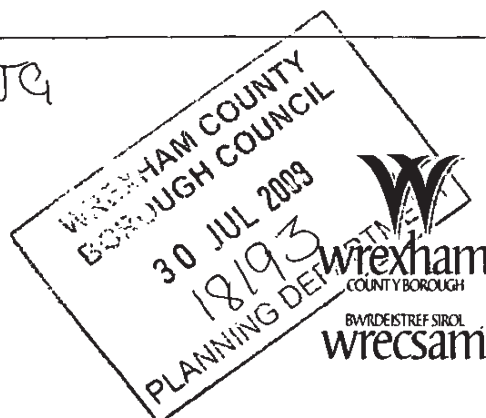
The proximity of Plots 3, 4 and 5 to the existing commercial buildings and yard should be taken into account in designing the dwellings from a noise point of view.



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR

MEMORANDUM



From: Chief Housing and Public Protection Officer

To: Chief Planning Officer

Our Ref: WK/200823748

Your Ref: P/2008/0733

Date: 29th July 2008

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: Clarendon Avenue Wrexham

Contaminated Land

No comments

Environmental Protection

The development site is in close proximity to a railway line. It is therefore likely that the development will be exposed to increased noise levels. The developer shall undertake a noise survey in order to determine noise levels for both day and night having regard to Planning Guidance (Wales), Technical Advice Note (Wales) 11 - Noise.

A detailed report of the noise survey shall be provided to the Local Planning Authority to include:

- (a) Noise levels arising from day/night time activities arising from the railway in the vicinity to the proposed development site and the impact on the proposed accommodation.
- (b) A detailed scheme of noise insulation and/or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.

All data shall be representative of typical conditions for both day (0700-2300 hours) and night (2300-0700 hours).

Construction Noise Condition

Consideration should also be given to the environmental impact of noise generated by the construction phase of the development.

I therefore recommend that the following condition should be incorporated into any planning permission that may be granted:

"All works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall be carried out only between 07.30 hours to 18.00 hours Monday to Friday, between 08.00 hours to 14.00 hours on Saturdays, and at no time on Sundays and Bank Holidays"

Applicants should note that the Council has the option to control construction site noise by means of a Control of Pollution Act 1974, Section 60, Notice, where deemed necessary

Smoke Condition

To ensure that smoke nuisance is not caused to neighbouring properties from waste burning activities, I recommend that the following condition should be incorporated into any permission that may be granted:

"There shall be no bonfires on the site, to include the prohibition of the burning of cleared vegetation."

Public Health

All sewer/ drainage facilities should conform to the appropriate Building Regulations and Building Standards.

I would also recommend that on completion of the development an application should be made to Dwr Cymru Welsh Water for the adoption of the sewers that by their construction and layout should be deemed 'Public Sewer'

Health and Safety

No Comments

.....
Chief Housing and Public Protection Officer

Enc.

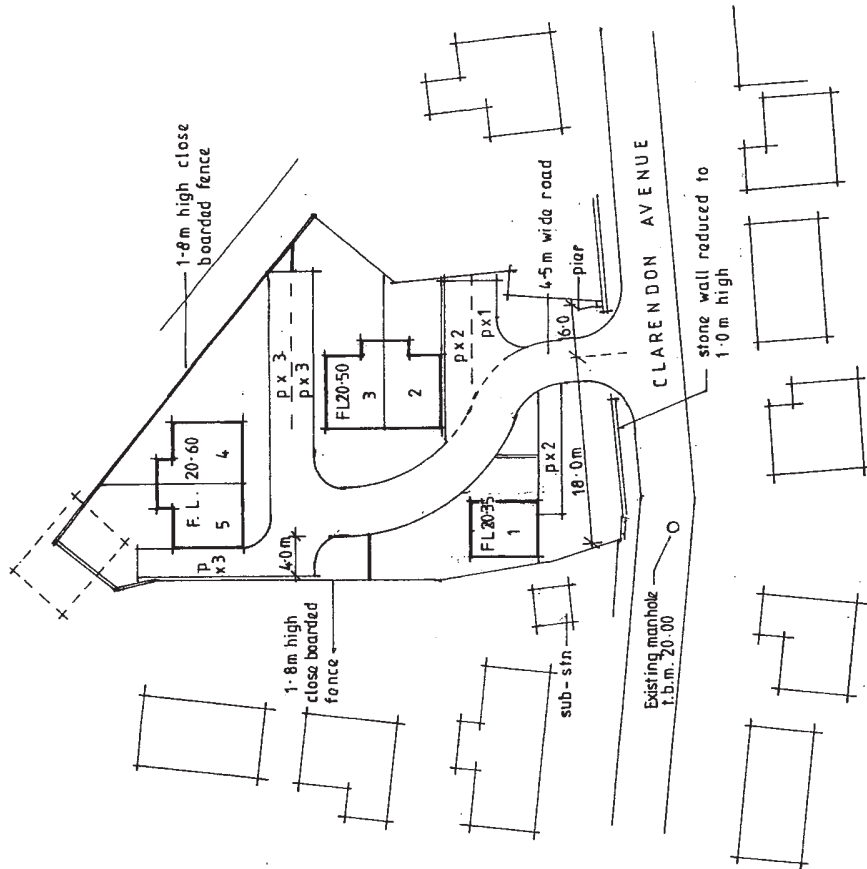


LOCATION PLAN

WREXHAM COUNTY
BOROUGH COUNCIL
11 NOV 2008
AMENDED
PLANNING DEPARTMENT

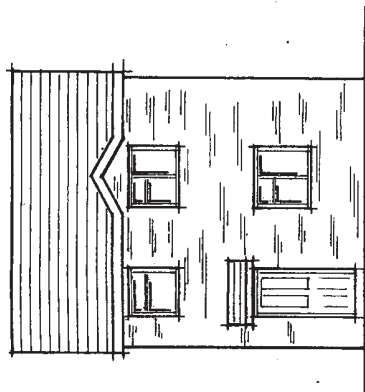
WREXHAM/C1250Y
BOROUGH COUNCIL
08 JUL 2010
APPROVED
PLANNING DEPARTMENT

David B. Davies MRICS Chartered Building Surveyor 2 Maes Glas Court Road Wrexham LL13 7SN Tel: 01978 359882	RICS
DEVELOPMENT AT CLARENDON AVENUE, STANSTY, WREXHAM. AMENDED LAYOUT (3)	Scale: 1 : 500 Date: Nov. 2008.

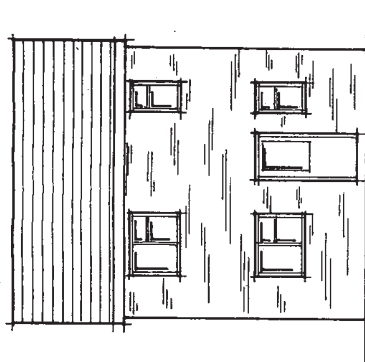


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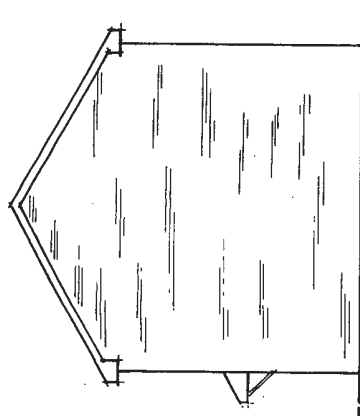
P/2008/0733



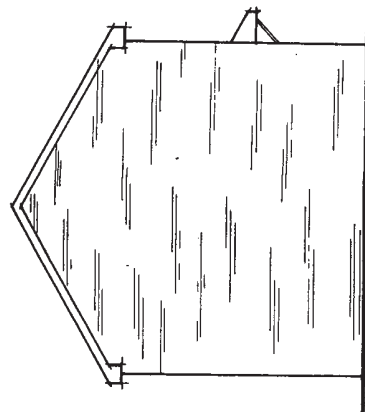
SOUTH ELEVATION



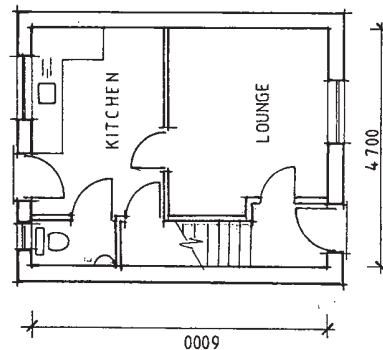
NORTH ELEVATION



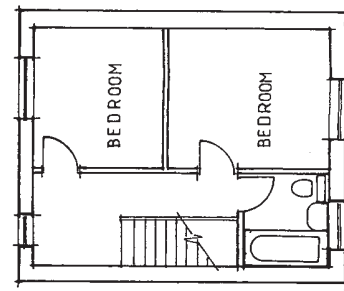
EAST ELEVATION



WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

WREXHAM COUNTY
BOROUGH COUNCIL
08 JUL 2010
APPROVED
PLANNING DEPARTMENT

WREXHAM COUNTY
BOROUGH COUNCIL
27 JUN 2008
PLANNING DEPARTMENT

DEVELOPMENT AT CLARENDON
AVENUE, STANSTY, WREXHAM.

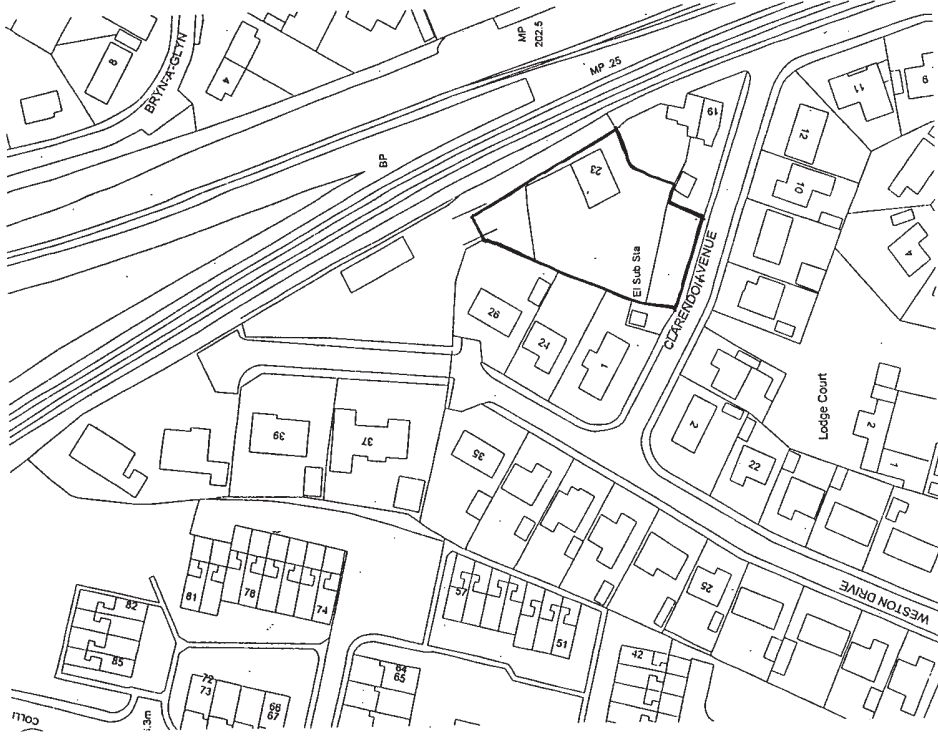
DETACHED HOUSE FOR PLOT 1

Scale: 1 : 100

Date: June 2008

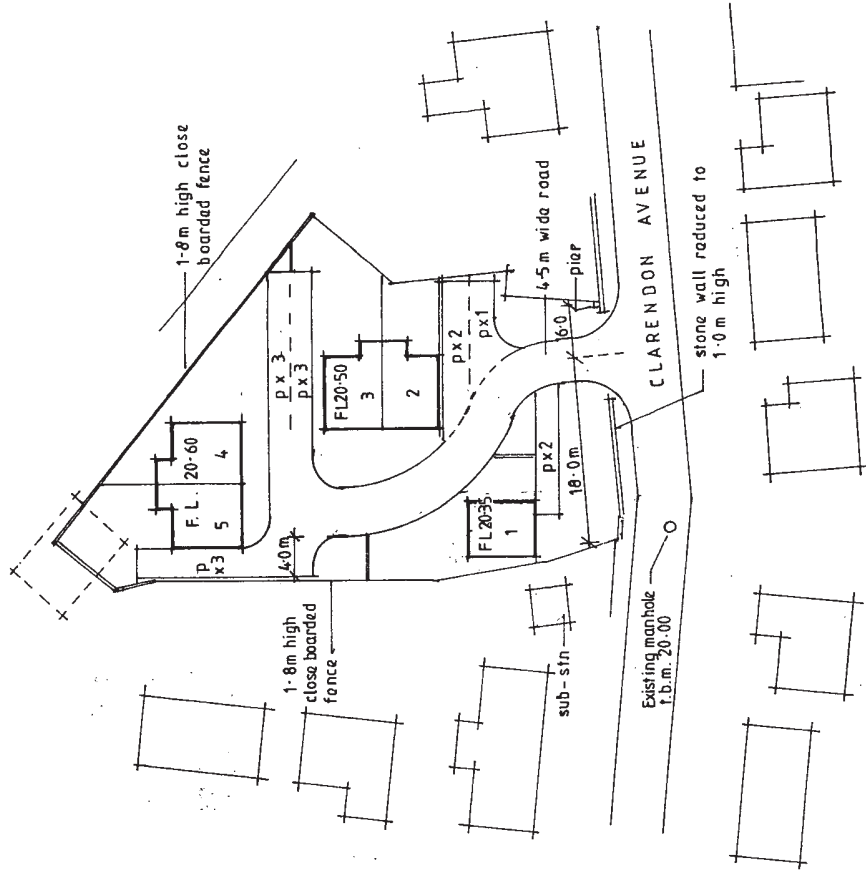
David B. Davies MRICS
Chartered Building Surveyor
2 Mares Glas
Court Road
Wrexham LL13 7SN
Tel: 01978 359882





LOCATION PLAN

1 : 1250



DEVELOPMENT AT CLARENDON AVENUE, STANSTY, WREXHAM.

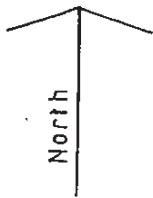
AMENDED LAYOUT (3)

Scale: 1 : 500

Date: Nov. 2008

David B. Davies MRICS
Chartered Building Surveyor
2 Maes Glas
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Wrexham LL13 7SN
Tel: 01978 359882





WREXHAM COUNTY BOROUGH COUNCIL LOCATION PLAN

08 JUL 2010

APPROVED
PLANNING DEPARTMENT

1:1250

WREXHAM COUNTY BOROUGH COUNCIL

27 JUN 2008

DEVELOPMENT AT CLARENDON AVENUE, STANSTY, WREXHAM.

AMENDED LAYOUT (2)

David B Davies MRICS
Chartered Building Surveyor
2 Maes Glas
Court Road
Wrexham LL13 7SN
Tel: 01978 359882

Scale: 1 : 500

Date: June 2008

