

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

Expiry Date: 15/04/2005
Decision Notice Sent Date: 27/05/2005
Grid Reference:
E 330431

7

N

353556

Applicant	Mr & Mrs R Jones	Code Number	BRO P/2005/0165
Agent	Blue Print P O Box 2186 Wrexham LL11 5ZQ	Date Received	18/02/2005 24/05/2005
		Decision Date	

Town and Country Planning Act, 1990

Location of application

Awelfa Black Lane Road Pentre Broughton Wrexham LL116BA

Description of application

Erection of 1 no. dwelling and alteration to existing 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

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development hereby approved shall be commenced before 28.04.07
2. Development shall not begin on site 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 measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

Applicant Mr & Mrs R Jones

Code BRO P/2005/0165

Agent Blue Print
P O Box 2186
Wrexham
LL11 5ZQ

Number
Date 18/02/2005
Received 24/05/2005
Decision
Date

3. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no further development shall take place within the site (other than the painting of the buildings).

4. All parking and turning areas as indicated in amended plan dated 24/5/05 shall be laid out and surfaced prior to the first occupation of the dwelling hereby permitted and shall be permanently retained for such purposes free of all obstruction.

5. No part of the development shall be commenced until samples of all external facing and roofing materials 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.

6. No alteration shall be made to the ground level of the garden area without the separate written permission of the Local Planning Authority

7. The garage shall only be used for a purpose incidental to the use of the dwelling house provided that it does not preclude the garaging of a private motor car

8. Development shall only be carried out in strict accordance with the approved plans or with any amendments thereto approved in writing by the Local Planning Authority

9. Prior to first occupation of the dwelling the new access onto Black Lane shall have a visibility splay of 2.0 x 45m in both directions to the nearside edge of the adjoining highway within which there shall be no obstruction to visibility in excess of one metre in height. The visibility thereby provided shall be kept clear of obstruction thereafter.

Reason(s)

1. To comply with the terms of the outline planning permission.

2. In order to ensure that any potential contamination issues are adequately dealt with

3. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.

4. In order to ensure the provision of sufficient parking space clear of the highway

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

6. In order to ensure there will be no loss or residential amenity to nearby properties

7. To ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance or disturbance to the occupiers of nearby properties and to ensure that facilities for the garaging of a car remain available at this address at all times.

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

Applicant Mr & Mrs R Jones

Code BRO P/2005/0165

Agent Blue Print
P O Box 2186
Wrexham
LL11 5ZQ

Number

Date 18/02/2005

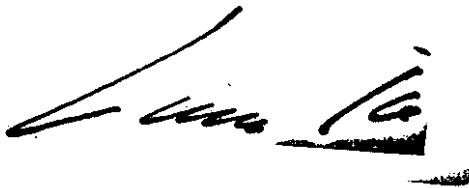
Received 24/05/2005

Decision
Date

9. To ensure adequate visibility is provided at the proposed point

Note(s) to applicant

1. It is advised that surface water shall only be disposed of into the soakaways and/or the surface water drainage system
2. Further advice on compliance with condition 02 may be obtained by contacting the Council's Environmental Protection section on 01978 297041
3. 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 19.30 hours Monday to Friday between 08.00 hours to 14.00 hours on Saturdays and at no times on Sundays and Bank Holidays



Officer Appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.