P/2007/1260

EXPIRY DATE: 17/12/2007

TARGET COMMITTEE DATE: 03/12/2007

COMMUNITY	APPLICATION NO:	CASE OFFICER:	APP TYPE:
GRE	P/2007/1260	~~SJG~~ DSW	Full Planning Application
DESCRIPTION OF DEVELOPMENT	Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.		
LOCATION OF DEVELOPMENT	**Land at Min Y Dyffryn Gresford Road Gresford Wrexham**		

CONSULTATIONS:	DATE:
COMMUNITY COUNCIL & LOCAL MEMBER	24/10/07
CHIEF HOUSING & PUBLIC PROTECTION OFFICER	"
CHIEF TRANSPORTATION & ASSET MANAGER	"
WELSH WATER	"
ENVIRONMENT AGENCY	"
ADJOINING OCCUPIERS See List	30/10/07
Chambers	
WREXHAM ACCESS GROUP	24/10/07
WACS	RAILTRACK (TOM HIGGINSON)
CCAHMW	NATIONAL TOWN PLANNING MANAGER
DBS	RAILWAY ESTATES
EHS	1 EVERSHOLT STREET
CPRW	LONDON, NW1 2DN

SITE NOTICE:	POSTED	EXPIRED
LOCATION OF NOTICE(S):	2nd Nov 07	23rd Nov 07
	See Entrance.	

PREVIOUS FILES:	ACKNOWLEDGED:	24/10/07
	SITE FEATURES	
	SITE AREA	

DELEGATED	
COMMITTEE	
SITE VISIT	
DEFERRED	
LISTED BUILDING	

INTERNAL CIRCULATION

POLICY	
TREES	
ECOLOGY	
LANDSCAPE	
BUILT CONSERVATION	

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

THE CONTENTS OF THIS FILE DATED ON OR BEFORE _____

CONSTITUTE THE BACKGROUND PAPERS IN RESPECT OF THE APPLICATION CONSIDERED AT THE MEETING OF THIS COUNCIL'S PLANNING COMMITTEE ON _____

P/2007/1260

LABEL1.DOC

SJ: 3455

E: 345166

N: 550760,

area 21555sqm

history:

3995 hacans

9804 schoolzone

5286 coal conb

7389 TPO

10522 cons area

11818 enq5336

13487 P/2004/598.

15170 P/2004/599

P/2006/1348

P/2006/971

CAC requested 25/10/07

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

La[redacted] Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MR PETER COLLINS
WALKER SMITH & WAY
26 NICHOLAS STREET
CHESTER
CH1 2PQ

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
02 March 2009
David Williams
01978 292472
david.williams@wrexham.gov.uk

Dear Sir/Madam, Annwyl Syr/Fadam

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Town and Country Planning Act, 1990

I refer to the representations made by you in connection with the above mentioned planning application and would advise you that the application, together with your representations, were reported to the Committee Meeting held on 23/02/2009.

After giving full consideration to the details, the Committee determined that planning permission be GRANTED.

Would you ensure that everybody who has shown an interest in the application is made aware of this letter.

Deddf Cynllunio Gwlad a Thref 1990

Cyfeiriaf at y sylwadau a wnaed gennych mewn perthynas â'r cais cynllunio uchod a buaswn yn eich hysbysu bod y cais, ynghyd â'ch sylwadau, wedi eu cyflwyno i'r Cyfarfod Pwyllgor a gynhaliwyd ar 23/02/2009.

Ar ôl rhoi ystyriaeth lawn i'r manylion, penderfynodd y Pwyllgor y dylid CYMERADWYO y cais cynllunio.

A wnewch chi sicrhau bod pawb sydd wedi dangos diddorded yn y cais yn cael gwybod am y llythyr hwn.

Yours faithfully/ Yr eiddoch yn gywir

Chief Planning Officer/ Prif Swyddog Cynllunio

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lar[illegible] Street, Wrexham, LL11 1AR
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wrexham
COUNTY BOROUGH COUNCIL
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wrecsam

MR ROBERTS WILLIAMS
3 CHURCH GREEN
GRESFORD
WREXHAM
LL12 8RJ

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
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G M HUGHES
LYDSTEP COTTAGE
THE GREEN
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Yours faithfully/ Yr eiddoch yn gywir

Chief Planning Officer/ Prif Swyddog Cynllunio

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

7
Expiry Date: 17/12/2007
Decision Notice Sent:
23/02/2009
Grid Reference:
E 334566
N 355076

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 Gino Paletta

Agent Castlemead Homes Ltd
33 Grosvenor Road
Wrexham
LL11 1BT

Code No GRE P/2007/1260

Date Received 23/10/2007

Decision Date 23/02/2009

Town and Country Planning Act, 1990

Location of application

Land at Min Y Dyffryn Gresford Road Gresford Wrexham LL12 8RG

Description of application

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.

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

EC4	Hedgerows, Trees and Woodland
EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits

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. 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.
3. No gates shall be erected within 5.0m of the carriageway edge.
4. The boundary wall to the right as viewed from the site shall be altered (in accordance with details which have first been agreed in writing by the Local Planning Authority) in order to provide a visibility splay of 2.4m x 70m.

Applicant	Mr Gino Paletta	**Code No**	GRE P/2007/1260
Agent	Castlemead Homes Ltd 33 Grosvenor Road Wrexham LL11 1BT	**Date Received**	23/10/2007
		Decision Date	23/02/2009

The land between the existing footway and the revised boundary wall shall be brought up to Highway Authority adoptable standard prior to first occupation of any dwelling and the visibility shall thereafter be maintained clear of any obstruction.

5. 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).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no buildings (including any sheds, greenhouses, outbuildings etc) shall be built, erected, or constructed on the land.

7. Details of all doors and windows shall be submitted to the Local Planning Authority and work shall be carried out in full accordance with the agreed details before the first occupation of the dwellings.

8. Notwithstanding the details shown in the approved plan, full details of the boundary treatment shall be submitted for further approval and shall be implemented in accordance with a timescale to be agreed in writing by the Local Planning Authority.

9. 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.

10. The landscaping including the paving and footpath areas referred to in Condition 9 shall be completed in all respects within three months of the first use of the building with the exception of soft landscaping which shall be carried out in the first planting season (November to March) to seeding season (April to September) following the first use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or shrubs of similar size and species to those originally required to be planted.

11. Before the dwellings hereby approved are first occupied the parking and turning areas shall be laid out and surfaced and shall thereafter permanently retained for such purposes free of all obstruction.

12. None of the existing trees shown on the approved plan to be retained shall be lopped, topped or felled without the prior written permission of the Local Planning Authority.

13. The first floor windows proposed for the south-east side elevation on plot 3 shall be glazed with obscure glass and shall be permanently retained in this condition unless otherwise agreed in writing by the Local Planning Authority.

14. Apart from the windows shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General

Applicant	Mr Gino Paletta	**Code No**	GRE P/2007/1260
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Permitted Development) Order 1995, no windows or other openings shall be inserted in any elevation of plots 1 and 3 facing south-east, unless otherwise agreed in writing by the Local Planning Authority.

15. No development works of any kind shall begun until the presence of a contracted archaeologist has been secured on site according to the prescriptions set out in a curational design brief and approved by the Planning Authority. Access at any reasonable time should be given to this archaeologist to enable the observation and recording continued of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited within the County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL, telephone (01938) 553670 within one month of the completion of this work.

16. The details required under condition 8 above shall include measures to protect and retain the existing tree/shrub planting along the road frontage as indicated on drawing MYD-04-revA. None of that planting shall be cut down or removed without the prior written approval of the Local Planning Authority.

17. The new walls shown on plan MYD-04 rev A to be constructed either side of the improved access shall be constructed of material reclaimed from the existing wall and shall match the existing terms of height and construction.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act 1990.

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

3. To ensure a safe and satisfactory entrance in the interests of highway safety.

4. To ensure a safe and satisfactory entrance in the interests of highway safety.

5. 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.

6. 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 and to preserve the characteristics of the Conservation Area.

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

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

9. In the interests of visual amenities of the area.

10. In the interests of visual amenities of the area.

Applicant	Mr Gino Paletta	**Code No**	GRE P/2007/1260
Agent	Castlemead Homes Ltd 33 Grosvenor Road Wrexham LL11 1BT	**Date Received**	23/10/2007
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11. To ensure adequate off-road parking in the interests of highway safety.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. In order to prevent any issues of overlooking.
14. In order to prevent any issues of overlooking.
15. In order to ensure that an appropriate record is made of any important archaeological features.
16. To ensure the character and appearance of the Conservation Area is maintained.
17. To ensure the character and appearance of the Conservation Area is maintained.

Note(s) to applicant

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.

NigelThornsPlanningConsultancy
CharteredConsultant□Town&CountryPlanning

1 Patricia Drive,Shrewsbury,
Shropshire, SY2 5YU
Tel/Fax (01743) 343660
Mobile (07791) 316173
e.mail NigelThorns@aol.com

Date: 27th March 2008
Your Ref: P/2007/1260 and P/2007/1271
Our Ref: CAS.GR

Chief Planning Officer
Wrexham County Borough Council
Lambpit Street,
Wrexham
LL11 1AR
For the Attention of David Williams

WREXHAM COUNTY
BOROUGH COUNCIL
31 MAR 2008
16003
PLANNING DEPARTMENT

Dear Mr Williams

Min-Y-Dyffryn, Gresford
Application Ref: P/2007/1260 and P/2007/1271

I refer to the above site and the discussions today between your Peter Smith (Conservation Oficer) and Allan Jones of Castlemead Homes.

I understand that the applications are being referred to the Committee on the 28th April, and that in order to assist in the consideration of the scheme a further copy of the Planning Statement was requested.

I attach for your reference a copy of the Planning Statement for your reference.

If there is any further information or clarification required please contact me at the above address.

Yours sincerely

Nigel Thorns

Mr G Hughes
The Barn
Church Green
Gresford
Wrexham
LL12 8RJ

P/2007 /1260
09 June 2008
David Williams
01978 292472
planning_comments@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Grid Ref: E 334566 N 355076

I refer to previous correspondence in connection with the above and write to advise you that I have received amended plans in connection with this planning application. These plans are available for you to inspect at these offices during normal office hours (8.45 a.m. to 5.15 p.m. Monday to Thursday and 8.45 a.m. to 4.45 p.m. Friday.

Any comments you wish to make in connection with the amendments which affect your property should be made in writing **before Friday 13th June. The application has already been reported to the Councils Planning Committee and a site inspecction is to be held this Friday.It is likely a decision will be made at this meeting.**If I hear nothing from you within this time I shall assume that you have no comments to make.

If you require any additional information please do not hesitate to contact me.

Yours faithfully

Chief Planning Officer

What amended plans cover?

THE SITE

A 2.8 ha of open parkland within the grounds of Bryn y Groes Hall, Gresford. The site lies between the Old Wrexham Road and Chester Road to the south of the village. Opposite the site on Old Wrexham Road lies the Caravan Park which is in the applicant's ownership. To the north lies predominantly residential development in Maxwell Close and lower density housing with access from Chester Road. Opposite the site on the Chester Road site lies the playing field and to the south open countryside. Bryn y Groes Hall is not listed and is presently in a dilapidated condition. There are a number of large trees sporadically located on the site, many of which are the subject of Tree Preservation Orders. The site is relatively well screened from adjoining land.

PROPOSAL

As above. This is a reserved matters application, submitted in relation to an outline permission granted under P/2002/0090. The current application was submitted in June 2005 but has been subject to considerable amendments following extensive negotiations with the applicants to improve the appearance of the scheme. A substantially revised scheme was submitted. The application details include a full ecological survey; an arboricultural report and Transport Statement.

HISTORY

P/2002/0090	Outline application for residential development. Approved 10.06.02.
P/2004/0614	Residential development (renewal of planning permission code no. P/2002/0090). Approved 26.07.04.
P/2007/0100	Residential development (renewal of planning permission code no. P/2004/0614). Approved 02.04.07.

DEVELOPMENT PLAN

Site is allocated for housing in the Unitary Development Plan.

CONSULTATIONS

6/11/07?

The comments set out below are made in response to the amended scheme submitted on ?????

Community Council: The following matters should be taken into account when determining this application.

i) Dwellings with three floors and above will not be in keeping with the area as the site verges onto open agricultural land.

ii) The Council is extremely disappointed that more of the mature trees are not to be retained around the site perimeter, particularly along Chester Road and Old Wrexham Road. Chester Road is a valued and attractive entrance to the village

and the loss of mature trees will have a terrific adverse impact on the visual amenity of the area for many generations to come.

iii) Tree and hedge re-planting which may be required should include local variety and hawthorn hedges.

iv) No access allowed onto Old Wrexham Road except for emergency vehicles. If pedestrian access is permitted more streetlighting and pavements should be policed.

v) Adequate drainage arrangement must be provided to ensure that surface water run-off goes into an adequate drainage system and not into natural kettle holes located in the vicinity.

vi) Pedestrian crossing required on Chester Road.

vii) There should be no access from Chester Road onto the recreational land owned and managed by Gresford War Memorial Trust as considerable sums of public money have recently been spent on providing fencing to prevent access to and from recreational land. Also, there is inadequate pavements on this side of Chester Road.

Local Member: Notified on amended plans 12.12.07.

Environment Agency: No objections subject to the imposition of an appropriate condition to deal with surface water disposal. The site is located near Pont y Capel Lane and the developers should be made aware of the landfill site so that they can decide whether or not to make their own investigations into the presence of landfill gas.

CCW: The site has the potential for the presence of a protected species. The application should therefore be subject to an appropriate ecological survey. Should the site support a population of European Protected Species, such as the great crested newt, then appropriate mitigation measures be provided and the development may only proceed after the appropriate licence has been issued by WAG.

Welsh Water: No objections subject to conditions to deal with foul and surface water disposal.

Gresford Trust: No objection, in principle, but feel that it should be noted:

i) The Trust object to the implication that there will be access onto Trust land from the proposed site. To clarify the matter there is no authorised access onto Trust land, pedestrian or otherwise from Chester Road.

ii) The Trust object to any possible encroachment arising from this application onto Trust land.

Clwyd Badger Group: The ecological survey confirms the presence of an

active Badger Sett on the proposed development site. We would object to this application and request that should it be granted, mitigation measures to protect the badger sett are made a condition.

Highways: ???

Public Protection: No objections subject to conditions to deal with dust, noise and smoke control and potential contamination.

Other Representations on Amended Plan received include four letters from adjoining residents raising the following concerns:

i) Problems with the existing drainage system which suggest that this system will not cope with any proposed additional development.

ii) Whilst there are many improvements to the previous submitted plan, concerns expressed over the removal of healthy trees. The four houses to the south of Maxwell Close (on the northern site boundary) should be deleted to ensure mature trees on this boundary are retained.

iii) Close proximity of one of the four houses (described above) to No 17 Maxwell Close. The separation distance does not meet the requirements of Local Planning Guidance Note 21.

iv) Loss of Bryn y Groes Hall an important architectural and historical building.

v) Loss of trees.

vi) Increase in traffic through Gresford.

vii) Presence of a badger sett.

viii) Village cannot sustain any more development. It does not have the amenities or facilities to cope with yet another large development.

ix) The erection of a post and rail fence as boundary treatment is inadequate. Walls and native hedging should be introduced.

x) Impact upon land drainage. The site layout and lie of the land suggests that it is vital that there is suitable surface water drainage capacity on-site to cope with the change of use. Any increased run-off from the new development onto adjoining land to the south would be totally unacceptable.

xi) Japanese Knotweed noted in the ecological survey should be removed to ensure it does not spread onto adjoining farmland.

Comments received on the original proposals submitted June 2005:

IMAGE: Objects for the following reasons:

i) Density of the development is too high and in excess of the figure shown in the UDP.

ii) Concerns over the affects on wildlife in particular. Badger setts, bats and owls.
iii) Appropriate lighting should be used.
iv) Impact on surface water drainage in relation to adjoining land.
v) Potential traffic congestion issues.
vi) Pedestrian access should not be encouraged across the sports fields. This is not public land.
vii) The proposed fencing to the site looks unsuitable and seems to include the demolition of much of the existing stone wall boundary.

Dr John Marek: Concerns expressed with regards to the high density. No mention is made in the application of the developer's intention to provide an element of affordable housing. Also Bryn y Groes Hall should be saved from demolition and if the developer were prepared to accept a lower profit margin, it could be possible to renovate the house and create a number of apartments.

CPAT: No objections.

Wrexham Civic Society: Object on the grounds of the high density which will result in a loss of mature trees.

Other Representations: Seven letters of objection received from adjoining occupiers raising the following concerns:

i) Loss of trees.
ii) Density too high.
iii) Adverse impact upon wildlife.
iv) Potential overlooking issues resulting in a loss of privacy.
v) Increase in traffic along Chester Road.
vi) Increase in noise and light pollution.
vii) Impact of development as a result of the loss of trees on Maxwell Close.

Site Notice: Expired 30.06.05

SPECIAL CONSIDERATIONS/ISSUES

Background: This is a reserved matters application. The site is allocated for housing in the UDP and has the benefit of outline planning consent, granted on 10 June 2002 under code no. P/2002/0090. The current application for reserved matters was submitted in June 2005 in accordance with the timescale set by the outline permission. This application has been subject to extensive negotiations and a substantially revised scheme was submitted in January this year. A further consultation exercise was undertaken on the amended plans. The original outline consent was granted before the adoption of affordable housing and developer contributions for schools policies, hence there is no provision within this application. The renewal of the outline consent granted in 2004 under code no. P/2004/0614 and again renewed in 2007 under code no. P/2007/0100 does however impose these requirements.

November 2007

view

Policy: In view of the site's allocation in the UDP and subsequent outline consents there is no objection, in principle, to residential development here, provided the proposals satisfy the technical criteria set out in GDP1.

Layout: The current scheme has been significantly revised since the application was first submitted in June 2005. Extensive negotiations have taken place with the developers to create a scheme which not only reflects the character of Gresford and its semi-rural location, but promotes good design principles as set out in WAG Design TAN No. 12. The application provides for 60 dwellings with a mix of 1 no. 1 bed mews flat; 8 no. 2 bed dwellings; 31 no. 3 bed dwellings; 19 no. 4 bed dwellings; 1 no. 5 bed dwellings. The house types include detached, semi-detached and terrace dwellings. The layout is based upon a series of outward looking courtyards grouped along a spine road. This has been carried out to ensure continuous and active frontages within the scheme, many of which benefit from overlooking areas of open space. Where possible, buildings and walls have been located close to the highway to increase a sense of enclosure. The siting of dwellings also provides good natural surveillance to public areas and communal garage courts. I consider the proposed scheme responds well to natural features on site and is well connected (an element of seamlessness) by road, footpath and cycleway. Dwellings on the southern boundary have been designed to provide a frontage to adjoining open farmland which successfully address exposed views into the site from Old Wrexham Road. The proposed layout is characterised by many shared surfaces and there are clear pedestrian desire lines around the site with permeability and ease of movement. A main pedestrian route/cycle path is taken across the site from Old Wrexham Road to the site entrance. Knockdown bollards also provide an alternative access for emergency vehicles from Old Wrexham Road. Where possible, car parking to the front of dwellings has been avoided and enclosed communal parking areas proposed. This will be beneficial in removing visual clutter from the streetscene. Whilst I note the concerns raised by some consultees with regards to "density" and "over-development" this is primarily a consequence of a greater number of small units. The general footprint of development would be no different in a lower density scheme. To enable a scheme to reflect the character of Gresford required a greater number and range of house types which has ultimately increased the total number of units to 60. I consider this necessary to effectively reflect the local vehicular of the area.

vernacular ?

Design and Appearance: There are 16 house types proposed, varying in size from a 1 bed apartment to a 5 bed detached dwelling, which varies the scale and massing of buildings. The intention is to create a range of house types developed in small clusters of buildings. Plots of uniform size have been avoided and dwellings responded to natural bend and curves in the streetscene. Terraces are restricted to a maximum of four dwellings to avoid these becoming too dominant in scale and massing, and landmark buildings have been introduced at key inter-sections where they terminate views or create visual interest and character. The use of walls within the scheme will reinforce a sense of seamlessness and provide visual continuity within the development.

vernacular

The elevational treatment has been developed from the local vehicular, as detailed in the submitted design statement. The dwellings are 2-2$^1/_2$ storeys in height and well proportioned with windows recessed and well balanced within elevations. The use of smaller openings add character in this respect but also improve levels of privacy. The

dwellings incorporate a variety of traditional features. Larger houses having bay windows, precast stone cills and lintels. Smaller dwellings have more "garden cottage style" brick detailing in lintels, string courses and chimneys. A combination of facing brickwork and render will be used with roofs covered in a reconstituted slate. All material will be reserved for further approval. Permitted development rights for extensions will be removed to protect the area from inappropriate development.

Public Open Space/Landscaping: The open space is provided in one large centrally located area containing many mature trees which improves visual amenity and has the benefit of surveillance from surrounding housing. Open landscaped areas are also provided along the frontage with Old Wrexham Road and along part of the southern boundary. A green link provides some connectivity from the main open space area to neighbouring farmland. The open space provision meets the Council's adopted standards and I am satisfied that the main area is a suitable size and well integrated into the development.

Additional trees and hedgerow planting measures will minimise any impact of the development and soften its appearance from the surrounding countryside. Existing walls most notably to the site frontage along Chester Road will be retained or re-built with existing stone. Key boundaries within the development will be either brickwork or stone. Opportunities exist to reuse materials from the demolition of the Bryn y Groes Hall and where possible, this material will be reused within the site. This will form a condition of any permission granted. 1.8m high close timber close boarded screen fencing will not be used on site boundaries.

The proposals make good use of hard landscaping to define public and private areas. A variety of hard landscaping finishes are proposed for the spine road, traffic calming, shared driveways and pedestrianised street. The use of 'black top' is reduced and a greater use of more recessive coloured surfacing such as buff and red paving setts are proposed. Details of all hard landscaping, street lighting and street furniture will be reserved for further approval.

Demolition of Bryn y Groes Hall: I note the objections with regards to demolition of this building. However, CADW have resurveyd Gresford recently and concluded that the building was not worthy of listing.

Residential Amenity: The site is relatively well screened from neighbouring development by mature boundary planting. The area most affected is Maxwelll Close on the northern site boundary. The removal of trees in this area will expose the development to occupiers of Maxwell Close. However, the development is designed to minimise direct overlooking and properties in Maxwell Close will face two blank gable walls. The scheme has been revised to ensure separation distances in this area are in accordance with the Council's adopted standards. Within the development itself separation distances are satisfied which will ensure satisfactory levels of privacy for future occupants.

Highway Issues: To follow.

Trees: The application includes a full arboricultural survey which has been subsequently updated following the submission of revised proposals. This is in

accordance with the requirements of Local Planning Guidance Note 17 "Trees and Development". The site is subject of a Tree Preservation Order WCBC No 36 and it contains a number of high quality mature species of Sycamore, Elm, Lime Oak and Horse Chestnut. The layout has been very much determined by the presence of these trees. It is the higher quality trees on site which have determined the layout. The vast majority of trees with retention value have been retained and form the public open space area. Some trees along the northern site boundary are to be removed to accommodate the development. This, however, is a relatively small percentage in terms of the total number on-site. Trees of poor condition will be removed. The introduction of a roundabout on Chester Road to provide access will allow for the retention of trees at the site entrance which will assist in retaining the woodland appearance when entering Gresford village. Subject to appropriate conditions to ensure adequate protection during the construction period, I consider the site can be developed without compromising the visual amenity value afforded by existing trees on-site. The Council's Arboricultural Officer has been involved in extensive discussions with the developers to ensure adequate protection and raises no objections to the revised proposals.

Ecology: The application details provide a full ecological survey of the site. An active badger sett has been identified and appropriate mitigation measures will be put in place to ensure their relocation to a man made sett. This will form a condition of any permission granted and an appropriate licence will be required from WAG. Bats are present in Bryn y Groes Hall and whilst no evidence was found of their presence in the woodland area they are likely to use trees too. As the survey indicates their presence any consent will be conditioned to deliver appropriate species compensation and mitigation proposals, such as Reasonable Avoidance Measures (RAMs) to the satisfaction of the Local Planning Authority. This is in line with the advice given by CCW. Appropriate mitigation measures would be in place prior to the demolition of Bryn y Groes Hall. A similar licence will be required from WAG.

Although there is no evidence of great crested newts breeding at the pond on site, their presence is within 350m of the site and it is very likely the site is part of their forging area. The proposed development includes the clearing of vegetation and therefore the potential disturbance of great crested newts. Appropriate mitigation measures will therefore be conditioned and an appropriate licence issued by WAG.

Drainage: I note the objections raised with regards to drainage matters. A new pumping station is proposed to serve the development and Welsh Water raise no objections. Subject to appropriate conditions the Environment Agency are satisfied there will be no adverse affect upon surface water drainage.

RECOMMENDATION A

That the Council enters into an Obligation with the applicant under Section 106 of the Town and Country Planning Act 1990 requiring a commuted sum towards the future maintenance of the public open space, in accordance with Local Planning Guidance Note No 10.

RECOMMENDATION B

That planning permission be granted upon completion of this Obligation subject to the following conditions.

MEMORANDUM

11 APR 2008
PLANNING DEPARTMENT

wrexham COUNCIL CYNGOR wrecsam

From: Operational Manager Highways Planning **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2007/1260 **Your Ref:** P/2007/1260

Date: 8TH April 2008

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 550 Land at Min y Dyffryn, Gresford Road, Gresford.
Development: Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.

Further to your consultation dated 24/10/07 and my memo dated 15/11/2007 in respect of the above, I comment as follows:-

Concerns have been raised on previous applications at this development site regarding pedestrian provision and improvements to visibility. However, these concerns were not recorded as reasons for refusal for planning application ref. P/2007/1260.

I still however have concerns with regard to these issues raised in my memo dated 15/11/2007, but understand that you find it difficult to take these forward as reasons for objection to the current application.

In terms of highway safety however, I would strongly recommend that as a minimum, the front boundary wall is lowered to provide the required visibility splays and that an adequate communal turning facility is provided within the curtilage of the development site.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Operational Manager Highways Planning

Walker Smith Way
Solicitors
26 Nicholas Street
Chester
CH1 2PQ

PC.JOC.70950.2(CCC)
RAD/JW/P/2007/1260
3 September 2008
Bob Dewey
(01978) 292470
bob.dewey@wrexham.gov.uk

Dear Sirs

Min-y-Dyffryn, The Green, Gresford

I apologise for the delay in replying to your letter of 18 August due to holidays.

The minutes of the Committee clearly state:-

> "During consideration of the application, several Members suggested that, if the Committee were minded to grant permission, additional conditions be included to protect and retain the existing tree/shrub planting along the road frontage and that the new walls to be constructed either side of the improved access should be built from materials reclaimed from the existing stone wall. These were agreed by the Committee, subject to the Tree Officer confirming the proposals were acceptable. After hearing the views of Members, it was resolved that permission be granted."

I am in no doubt that the precondition that the Tree Officer confirms his acceptance means that the further negotiations on tree matters must be concluded successfully before provision is granted.

Accordingly, I am not yet in a position to issue the permission as requested. Nevertheless, I understand that the negotiations between your client's tree advisor and the Council's officer have taken place and will be brought to a satisfactory conclusion and thus the permission can be released.

Perhaps you could ask your client to update me on the progress on these negotiations?

Yours faithfully

for Chief Planning Officer

Dw.

WREXHAM COUNTY BOROUGH COUNCIL
19 AUG 2008
18627.
PLANNING DEPARTMENT

walker smith way
solicitors
commercial group

The Chief Planning Officer
Wrexham County Borough Council
The Guildhall
Wrexham
LL11 1AY

our ref: **PC.JOC.70950.2 (CCC)**
your ref:

direct line: 01244 357408
e-mail: peter.collins@wsw-law.com

18 August 2008

Dear Sir

Planning Application Ref: P/2007/1260
Site at Min-y-Dyffryn, The Green, Gresford

We act for Trailwalk Limited, the owner of the above site, and we have seen the minutes of the meeting of the Committee at which it was resolved that permission be granted in respect of the application lodged with you.

Although the resolution to grant permission was passed on 13th June it appears that that permission has not yet been issued and that the planning officer dealing with the matter is of the view that, having regard to the view expressed by the recently-appointed arboriculturalist, there should be a full Tree Survey and an arboricultural impact assessment in relation to the large trees along the side boundary of the property (and outside the ownership of our clients) before the permission could be issued. We also understand that the suggestion has been made that a number of hand dug trial pits should be made to establish the extent of root growth.

We are of the opinion that the introduction of new matters to be negotiated (and possible conditions to be imposed) is not now appropriate having regard to the decision reached by the Committee. If (which is not the case) the arboriculturalist had confined any comments to the protection of the existing tree/shrub planting along the road frontage, a different position would have applied but this is not the concern which is held by that arboriculturalist. His concern is entirely different and, in our view, inappropriate on the facts of this case. Our client does not wish to incur an unnecessary expense and we ask, therefore, that the Council either immediately issues the planning consent without conditions or enters into discussions specifically about the retention of the trees and shrubs along the road frontage as mentioned in the minute of the Committee meeting at which the resolution to grant permission was made.

Yours faithfully,

Walker Smith Way

Walker Smith Way

Trees (Additional Comments 18/06/08) MS

The site and the woodland immediately adjacent to the north and north west of the site are protected by Tree Preservation Order DT5. The site also lies within the Gresford Conservation Area.

The trees within the red line of the site collectively add to the visual amenity of the Conservation Area, however as individual trees some of them are either small, of poor form or not suitable for retention.

The trees outside the site on the northern and north western boundary have mostly been pruned back to the boundary, whether with or without TPO consent I am unsure of at this stage. This has resulted on minimal overhanging of branches into the site. The trees are also mostly to the north of the site, thus will not impinge on direct sunlight levels. However they will have an effect on general daylight levels received by the proposed properties, however this shouldn't be excessively so. The trees some of which are large, could be conceived as being over dominant, especially so on the two nearest proposed properties.

Drawing No. DWG-06 shows the position of trees on and adjacent to the site, but this is not sufficient to assess the likelihood of damage to retained trees. I will require a BS5837:2005 Tree Survey and Arboricultural Implication Assessment in order to assess the implication on retained trees.

The very large horse chestnut tree outside the site should have a Root Protection Area of 15.2 metres measured from the centre of the tree's trunk. Drawing No. MYD-07 shows the property (plot 2) on the north western part of the site coming to within 8.9 metres of this tree, thus the property and garage will substantially breach the Root Protection Area of this tree, which will result in extensive root loss and most possibly death. The proposed property (plot 3) comes to within 2.8 metres of mature trees adjacent to the site. I haven't worked out the Root Protection Areas' for these trees, but it is clear that the property and driveway/ turning circle will result in extensive loss of roots of trees' not belonging to the applicant.

As a number of significant trees' will suffer from extensive root loss, which I can assume will result their death I have no choice but to object to this application as it is contrary to EC4 of the adopted UDP.

If the applicant were to redesign the layout of this site I will require a BS5837 Tree Survey and Arboricultural Implication Assessment on the likelihood of damage being caused to retained trees' within and out-with the site. The applicant will have to demonstrate that the location of buildings and their construction methodologies in relation to any ground level changes, foundation type, road and footpath construction and the location of underground services can be achieved without damage to the trees being retained

Arboricultural Impact Assessment prior to consent. Root Structure.

Planning Committee (on sites)
13 June 2008

A: P/2007/0125 Racecourse, Mold Road, Wxm DEFER (at applicant's request)
When application is considered, Members will want to see

(i) how commitment to NEWI students is to be delivered
(ii) 6% disabled car parking spaces
(iii) area for deliveries/dropping off of/for residents
(iv) landscaping using mature trees in front of front block
(v) a clearer statement about protection of poplars and possible impact of branch loss.
(vi) Refuse and cycle parking areas.
(vii) Consideration of management procedures for dealing with displaced season ticket holders car parking.

P/2008/0164 Racecourse (relaxation of condition) deferred until /2007/0125 decided.

B. P/2008/0103 Westminster Industrial estate PG (10-1) – incl addendum changes BUT do not add the 1 minute to the dBLA max column in cond 21.

C. P/2007/1260 Min y Dyffryn Gresford check that Arb officer is happy; PG 11-0
Add conditions: 16. The details required under condition8 above shall include measures to protect and retain the existing tree/shrub planting along the road frontage as indicated on drawing MYD-04-revA. None of that planting shall be cut down or removed without the prior written approval of the Local Planing Authority. R to ensure the character and appearance of the Conservation Area is maintained.

17. The new walls shown on plan MYD –04 Rev A to be constructed either side of the improved access shall be constructed of material reclaimed from the existing wall and shall match the existing in terms of height and construction. Reason as (16)

P/2007/1271 Min y Dyffryn (Cons Area Consent) PG 11 – 0

D. P/2008/0321 Burton Rise Gresford PG 10 – 0 (LM declared interest & did not vote)

E. P/2008/0353 Fairy Road, Wrexham delegated to grant – subject to fence being flat topped (no trellis, stained natural colour and height not to exceed wall by 50mm. RAD to write to seek agreement.
Conservation/Peter Smith please continue to talk to Groundwork to look at enhancement of existing wall

F. P/2008/0333 Ty Brith Minera - REFUSED The proposal introduces a commercial use into a residential area and by reason of the additional activity and vehicular traffic associated with the use detracts from the amenity of nearby residential property. Accordingly the development fails to comply with policy GDP1 of the Wrexham Unitary Development Plan.

G. P/2008/0291 Bryn Offa, Fennant Rd, Ponciau PG2- 10 (LB to draft conditions)
(1). B04C - 2R: (2) C02C 12R ; (3) D59AC 123R

H. P/2007/1423 Chapel Lane, Chirk defer to get plans amended to resolve Arb Officer's concerns (especially about impact upon Beech tree on adj land).GK pl clarify exactly what Moray wants and write formally requesting amended plans. (can you also clarify that the 2m pavement along the frontage can be created without harming the frontage trees.

I. P/2008/0239 Lloyds Lane, Chirk defer:

(i) to clarify parking/private open space for Ingelby
(ii) to check position re school places contribution
(iii) to revisit wording of conditions (espec those relating to pre-commencement)
(iv) to check why condition 11 refers to 31m visibility
(v) to confirm ownership of triangle of land at rear of site and timing of planting

D8W

Castlemead
HOMES LIMITED

30th May 2008

Our Ref: OLE: 8871



Chief Planning Officer
Wrexham County Borough Council
Lambpit Street,
Wrexham
LL11 1AR
For the Attention of David Williams

Dear Mr Williams

Min-Y-Dyffryn, Gresford
Application Ref: P/2007/1260 and P/2007/1271

I refer to the above site and the decision of the Planning Committee on the 28th April to defer the applications for a site visit to be held on the 13th June 2008.

In making their decision to defer the application I understand that the Committee were concerned about the following issues:

1. the visual amenity and effect of plot 1 on the neighbouring property No.1 Church Green known as 'The Barn',
2. the impact of the chimney on plot 1 upon the neighbouring property No.1 Church Green,
3. the design and position of the garage on plot 1 and its impact upon the amenity on the neighbouring property No.1 Church Green

As you are aware No.1 Church Green (The Barn) has a blank gable facing onto the application site, and the boundary contains a 1.8m high brick wall that extends to the front of the property and thereafter with a lower stone wall at approximately 1.2 metres high.There is also a double detached garage in the frontage of the house adjacent to the private drive (and adjacent to the proposed garage on plot 1). These boundary features assist in screening the site from 1 Church Green.

The scheme has been designed so that Plot 1 within the development faces Gresford Road, with its rear elevation facing down the rear garden. This means that the proposed gable facing 1 Church Green is blank to ensure that there is no overlooking between these properties.

In an effort to resolve the Committee's concerns and further reduce the impact we have looked again at the design and layout of plot 1, and have decided to amend the scheme as follows:

1. remove the chimney from plot 1 which lies close to the boundary of the site with 'The Barn',
2. move the proposed garage away from the boundary with 'The Barn' to reduce its impact,

ZURICH
CUSTOMER FIRST AWARD WINNER 2005
NHBC

33 Grosvenor Road Wrexham LL11 1BT
Tel: 01978 353023 Fax: 01978 355277
Email: enquiries@castlemead-ltd.co.uk www.castlemeadhomes.co.uk

Registered Office: 33 Grosvenor Road Wrexham LL11 1BT Registered in England No. 2985505 VAT No. 801 2600 90

BUILDING FOR LIFE BUILT IN Quality Winner 2005
LABC CYMRU BUILT IN Quality 2006 Winners

3. create a fully hipped roof to the garage of plot 1 in order to further reduce its impact on the neighbouring property 'The Barn',

These additional amendments are specifically proposed in order to further reduce the impact of the development upon the occupiers of 'The Barn'.

I attach for your information copies of the amended drawings which cover the issues referred to above, and these are Drawings:

Drawing No: MYD04 Revision A - Block Plan as proposed
Drawing No: MYD05 Revision A - Site Plan as existing
Drawing No :MYD 06 Revision A - Topographic Survey
Drawing No: MYD 07 Revision A - Site Plan as proposed
Drawing No :MYD 08 Revision A - Ground Floor Plan as proposed
Drawing No :MYD 09 Revision A - First Floor Plan as proposed
Drawing No: MYD 10 Revision A - Ground Floor Plan to plot 1
Drawing No: MYD 11 Revision A - First Floor Plan to plot 1
Drawing No: MYD 13 Revision A - Side Elevation to plot 1
Drawing No: MYD 15 Revision A - Rear Elevation to plot1
Drawing No: MYD 16 Revision A - Garage Proposals to plot 1

I trust that these amendments assist in the determination of the current application and clearly I would ask that these are brought to the attention of the Committee at their site visit on the 13th June.

I have copied this letter and plans to Bob Dewey who I understand is presenting the application to the Committee.

Yours sincerely

Eric Bray
Managing Director

cc: Bob Dewey

COPY

Castlemead
HOMES LIMITED

30th May 2008

Our Ref: OLE: 8871

Chief Planning Officer
Wrexham County Borough Council
Lambpit Street,
Wrexham
LL11 1AR
For the Attention of David Williams

WREXHAM COUNTY BOROUGH COUNCIL
03 JUN 2008
17050
PLANNING DEPARTMENT

Dear Mr Williams

Min-Y-Dyffryn, Gresford
Application Ref: P/2007/1260 and P/2007/1271

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The scheme has been designed so that Plot 1 within the development faces Gresford Road, with its rear elevation facing down the rear garden. This means that the proposed gable facing 1 Church Green is blank to ensure that there is no overlooking between these properties.

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2. move the proposed garage away from the boundary with 'The Barn' to reduce its impact,

ZURICH
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Registered Office: 33 Grosvenor Road Wrexham LL11 1BT Registered in England No. 2985505 VAT No. 801 2600 90

BUILT IN Quality Winner 2005
LABC CYMRU BUILT IN Quality 2006 Winners

30th May 08.

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Castlemead
HOMES LIMITED

F.A.O: Bob Dewey
- Planning Manager.

WREXHAM COUNTY BOROUGH COUNCIL
03 JUN 2008
PLANNING DEPARTMENT

WITH COMPLIMENTS

33 Grosvenor Road Wrexham LL11 1BT Tel: 01978 353023 Fax: 01978 355277 Email: enquiries@castlemead-ltd.co.uk www.castlemeadhomes.co.uk

3. create a fully hipped roof to the garage of plot 1 in order to further reduce its impact on the neighbouring property 'The Barn',

These additional amendments are specifically proposed in order to further reduce the impact of the development upon the occupiers of 'The Barn'.

I attach for your information copies of the amended drawings which cover the issues referred to above, and these are Drawings:

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Yours sincerely

Eric Bray
Managing Director

cc: Bob Dewey

Castlemead Homes Ltd
33
Grosvenor Road
Wrexham
LL11 1BT

P/2007/1260
1-May-08
David Williams
01978 292472
david.williams@wrexham.gov.uk

Dear Sir/Madam

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Town and Country Planning Act 1990

Your planning application was considered by the Council's Planning Committee on 28/04/2008, when it was decided that the Committee should visit the site before making a decision.

It is expected that the Site Visit will take place on the second Friday following the Committee Meeting. You will be informed shortly of the precise time of the meeting. At 4.00 pm on that day the Committee will meet in the Guildhall to decide the application. You are invited to attend both the meeting on site and the subsequent Committee Meeting, but you will not be able to speak at either.

Unless you let me know to the contrary, I assume you will have no objection to the Committee entering on to the land in question.

If you have any questions please get in touch with the case officer.

Yours faithfully

Chief Planning Officer



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Chief Planning Officer Lawrence Isted

Location Plan : P/2007/1260 AND P/2007/1271

Address: LAND AT MIN Y DYFFRYN, GRESFORD, WREXHAM.

Lambpit Street,P.O.Box 1290,Wrexham LL11 1WL
Telephone 01978 292500. Fax 01978 292502

Produced By : SLW
Date : 29/04/08

REPORT OF THE CHIEF PLANNING OFFICER – 28 April 2008

APPLICATION NO:
P/2007 /1260

LOCATION:
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

DATE RECEIVED:
23/10/2007

COMMUNITY:
Gresford

DESCRIPTION:
Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.

CASE OFFICER:
DSW

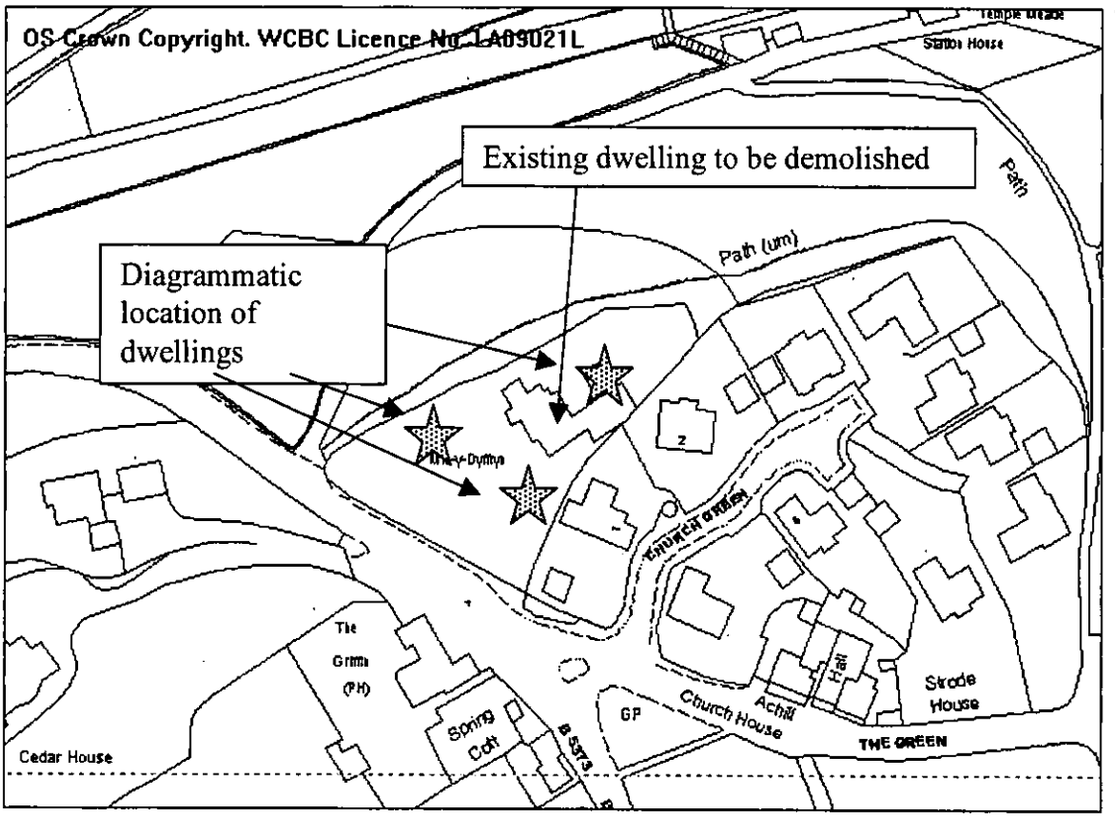
WARD:
Gresford East & West

AGENT NAME:
Castlemead Homes Ltd

APPLICANT(S) NAME:
Mr Gino Paletta

THE SITE

A triangular shaped piece of land lying adjacent to a residential cul-de-sac and occupied by a single, detached, two-storey dwellinghouse on the edge of the settlement and conservation area of Gresford.



REPORT OF THE CHIEF PLANNING OFFICER – 28 April 2008

PROPOSAL

As above. This is a full application with all matters submitted for approval. It is accompanied with a further application for Conservation Area Consent to demolish the existing dwelling submitted under Code No P/2007/1271.

HISTORY

P/2004/0598	Erection of 3 no. two-and-a-half storey dwellings, construction of new vehicular and pedestrian access and alteration to existing vehicular and pedestrian access. Refused: 06.08.04 Appeal Dismissed: 01.04.05
P/2004/0599	Demolition to existing dwelling (within a Conservation Area). Refused: 06.08.04 Appeal Dismissed: 01.04.05
P/2006/0971	Fell 8 no. trees and remove overhanging branches to trees on northern boundary (works as prescribed by canopy tree survey dated 3 August 2006). Refused: 23.10.06
P/2006/1378	Fell 7 no. trees and remove overhanging branches to trees on northern boundary (TPO No 20). Approved: 09.01.07
P/2007/1271	Conservation Area consent for demolition of existing two-storey detached dwelling. Application pending.

DEVELOPMENT PLAN

Within settlement limit and Conservation Area. Policies PS1, GDP1, H2, EC4, EC7 and EC8 apply. Local Planning Guidance Notes 7, 16 and 21 also apply.

CONSULTATIONS

Community Council: Considers that if permission is granted for this development conditions must be imposed to retain the "green" appearance of the area opposite the Griffin Inn and the area generally in the interest of the environment.

Local Member: Following observations made:

i) Need to ensure satisfactory means of access as this is a busy road at times with traffic accelerating at the top of the Griffin Hill at this point.

ii) Need to ensure adequate protection measures are in place to protect the retained Poplar Tree.

iii) A judgement should be made that there are no parts of the proposals which are uncomfortably close to neighbouring properties on the Green.

iv) Streetscene. An assessment should be made that the view from the road/Griffin PH is in keeping with the Conservation Area and not compromised.

Wrexham Area Civic Soc: Object as the application will result in the majority of trees on site having to be removed. Suggest a reduction to 2 no. dwellings would not only enable more trees to

	be retained but would give the opportunity for an improved layout.
Welsh Water:	No objections subject to appropriate conditions to deal with foul/surface water disposal.
Public Protection:	No objections.
Environment Agency:	No objections.
Highways:	No objections subject to conditions.
CPAT:	Suggest the presence of an archaeologist during the early stages of construction.
Wrexham Access Group:	Notified 24.10.07
Other Representations:	5 letters from neighbouring occupiers objecting for the following reasons:

- The proposed density is detrimental to the character and appearance of the area.
- The height and size of the buildings are significantly greater than the buildings they replace.
- Object to the design which does not reflect the current appearance of Min y Dyffryn or the Conservation Area.
- There will be a loss of the spacious feel to this part of the Conservation Area.
- Substandard access and adverse affect upon highway safety in the area.
- Poor pedestrian access from the site to the village.
- Wall along the site entrance should be retained.
- Important to preserve the tree and shrub screen along the front wall of the site.
- Slate should be the roofing material.
- The chimney on Plot 1 is too close to the kitchen of the Barn (1 Church Green).
- Plots 1 and 2 should be sited further towards the north west boundary and further away from Church Green.
- The garage on Plot 1 would be better placed directly behind the garage of "The Barn" Church Green.
- Some form of speed reduction device (for example sleeping policemen) is implemented by the developers before work starts on site.

Site Notice:	Expired 23.11.07
Press Notice:	Expired 30.11.07

SPECIAL CONSIDERATIONS/ISSUES

Background: Permission is sought to demolish the existing dwelling and replace it with three two-storey dwellings accessed by a shared driveway. A previous application for three dwellings (P/2004/0598) was refused and the subsequent appeal dismissed. The key concerns in the Inspector's decision were the adverse impact of the scheme upon the visual character of the area, by virtue of intensive design and layout; the impact upon trees both within and adjoining the site; issues relating to separation distances and overlooking into neighbouring dwellings in Church Green; and loss of amenity as a result of inadequate parking space which would involve considerable manoeuvring to leave the site in a forward gear. This, in the Inspector's opinion, would create significant noise and disturbance, resulting in a loss of residential amenity.

The cumulative effect of all the shortcomings mentioned above was, in the Inspector's opinion, unsatisfactory both in terms of its layout and its impact on the special

character and appearance of the Conservation Area. An accompanying application for Conservation Area Consent (P/2004/0599) to demolish the existing dwelling was dismissed on the basis that the above proposal for redevelopment did not positively enhance the area.

The current application is an attempt to address and overcome these concerns.

Policy: The site lies within settlement limits where Policy H2 of the UDP indicates it is accepted subject with compliance with Policy GDP1. The site also lies within the Gresford Conservation Area and any proposal would need to satisfy the requirements of UDP policies EC7 and EC8.

Previous Appeal Decision (P/2004/0598). The headings set out below relate to the concerns raised by the Inspector in dismissing the previous appeal and how this application has overcome them.

1 Impact upon the visual character of the area

Unlike the previous scheme which involved dwellings backing onto the road, the current proposals introduce an active frontage by proposing two frontage units in order to reflect the predominant pattern and layout of the buildings in the Conservation Area. The frontage units (Plots 1 and 2) are comparable in height and scale to those in Church Green and are designed to reflect the arts and crafts style of development, a characteristic feature of the Conservation Area. The dwellings are set back into the site which will allow for the retention of the mature vegetation screen along the boundary between Plot 1 and 1 Church Green. The shared driveway also creates a further visual break between Plots 1 and 2. Plot 2 has been angled towards the entrance of the village to create a gateway building signalling the arrival into the village. It creates less formality along the site frontage, more visual interest and reflects the general pattern of development within this part of Gresford. Plot 3 takes on a completely different form and design. It is designed to be a subservient building within the development, having a significantly lower ridge height with limited views from the Conservation Area. I consider the layout adds visual interest to the locality by introducing a positive frontage development onto Gresford Road and views through these frontage buildings create areas of space and interest throughout the site. It provides a harmonious layout which compliments the other buildings in the vicinity.

2 Impact upon trees both within and adjoining the site

The site and the immediate wider area is covered by a Tree Preservation Order No 20 (1953). Members will note that the trees within and adjoining the site were the subject of an application for tree works Ref P/2006/1378 which was granted on 9 January 2007. The works have now been undertaken. The site is now cleared of many of the trees and the overhanging trees from the adjoining land are now cut back to the boundary in accordance with the consent. The frontage of the site, however, will retain certain trees and shrubs and the impact of the development upon the frontage will therefore be much reduced. Each plot will be set back into the site in order to preserve the feeling of space along the road frontage. Many of the trees referred to by the Inspector have therefore been removed under the previous consent P/2006/1378.

Nevertheless, many mature trees remain outside the site which will screen the development from the north-west. The proposed dwellings are set away from this boundary in order to ensure that the remaining trees are not affected by the development. I am satisfied that subject to an appropriate condition to protect trees during the construction period there will be little impact upon remaining trees. Additional landscaping will be required as a part of any permission granted.

3 Issues relating to separation distances and overlooking into neighbouring dwellings

There are no windows in the gable end of Plot 1 facing 1 Church Green. There is also a double detached garage to the front which is positioned to assist in screening the site from 1 Church Green. I note the concerns raised by the occupiers of 1 Church Green with regards to the position of the garage (ie it should be directly behind theirs). However, this would involve bringing the proposed double garage forward and in line and the accumulative affect of both would form a visually conspicuous feature on the site frontage. It would also involve removing existing boundary planting. I am satisfied therefore that there will be no loss of privacy to 1 Church Green as a result of overlooking.

The Inspector raised greater concerns with regards to 2 Church Green and in particular a ground floor kitchen window. The current scheme however addresses these concerns by re-designing Plot 3 which is now an essentially single storey building. The elevation facing 2 Church Green has been specifically designed to ensure that it has minimal impact upon the adjacent dwelling. The facing elevation only contains an obscure glazed bathroom window at first floor level and a rooflight serving a stairway. I am satisfied the previous Inspector's concerns have been fully considered and the scheme now creates no loss of privacy and no overbearing impact or overshadowing to the neighbouring property, 2 Church Green. There are dwellings surrounding the site but a combination of distances, orientation, internal layout/design and boundary treatments negate any detrimental impact upon surrounding residential properties.

4 Parking and manoeuvring space

The scheme proposes a single access point onto the B5373 Gresford Road with a 4.2m wide shared private driveway through the development. Parking provision meets the requirement of Local Planning Guidance Note No 16. Each plot now has its own individual parking spaces and the central shared private driveway allows Plots 1 and 2 to turn easily and leave the site in a forward gear. Plot 3 to the rear has turning facility within a rear courtyard which significantly reduces any affects of noise and disturbance to neighbouring occupiers.

Objections: The remaining concerns raised by consultees relate to density of development; poor pedestrian access; retention of frontage wall; plots 1 and 2 should be re-sited further north-west and the chimney on Plot 1 is too close to the kitchen on 1 Church Green.

With regards to density. The density is no greater than neighbouring development in Church Green and follows the general pattern of development is thus part of the Conservation Area. Footpaths are available on the B5373 however pedestrian access via The Green is substandard. This, on its own, is not a sufficient reason to justify a refusal of permission given the scale of development involved and the additional pedestrian movement expected.

Where possible, the frontage wall will be retained. A section may need to be removed and set back for visibility purposes but the stone will be reused.

Should plots 1 and 2 be re-sited further north-west then this would have an adverse affect upon the adjoining woodland area.

Finally, I am satisfied sufficient space exists between the chimney of Plot 1 and 1 Church Green. There are no minimum standards for facing gables with no windows and the relationship here is no different to similar cases elsewhere in the area.

Conclusion: I am satisfied this proposal addresses the concerns raised by the previous Inspector. The application is in accordance with the Council's adopted policies and will enhance the Gresford Conservation Area.

RECOMMENDATION That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. 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.
3. No gates shall be erected within 5.0m of the carriageway edge.
4. The boundary wall to the right as viewed from the site shall be altered (in accordance with details which have first been agreed in writing by the Local Planning Authority) in order to provide a visibility splay of 2.4m x 70m. The land between the existing footway and the revised boundary wall shall be brought up to Highway Authority adoptable standard prior to first occupation of any dwelling and the visibility shall thereafter be maintained clear of any obstruction .
5. 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).
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no buildings (including any sheds, greenhouses, outbuildings etc) shall be built, erected, or constructed on the land.
7. Details of all doors and windows shall be submitted to the Local Planning Authority and work shall be carried out in full accordance with the agreed details before the first occupation of the dwellings.

8. Notwithstanding the details shown in the approved plan, full details of the boundary treatment shall be submitted for further approval and shall be implemented in accordance with a timescale to be agreed in writing by the Local Planning Authority.

9. 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.

10. The landscaping including the paving and footpath areas referred to in Condition 9 shall be completed in all respects within three months of the first use of the building with the exception of soft landscaping which shall be carried out in the first planting season (November to March) to seeding season (April to September) following the first use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees or shrubs of similar size and species to those originally required to be planted.

11. Before the dwellings hereby approved are first occupied the parking and turning areas shall be laid out and surfaced and shall thereafter permanently retained for such purposes free of all obstruction.

12. None of the existing trees shown on the approved plan to be retained shall be lopped, topped or felled without the prior written permission of the Local Planning Authority.

13. The first floor windows proposed for the south-east side elevation on plot 3 shall be glazed with obscure glass and shall be permanently retained in this condition unless otherwise agreed in writing by the Local Planning Authority.

14. Apart from the windows shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings shall be inserted in any elevation of plots 1 and 3 facing south-east, unless otherwise agreed in writing by the Local Planning Authority.

15. No development works of any kind shall begun until the presence of a contracted archaeologist has been secured on site according to the prescriptions set out in a curational design brief and approved by the Planning Authority. Access at any reasonable time should be given to this archaeologist to enable the observation and recording continued of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited within the County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL, tel: (01938) 553670 within one month of the completion of this work.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure a safe and satisfactory entrance in the interests of highway safety.
4. To ensure a safe and satisfactory entrance in the interests of highway safety.
5. 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.
6. 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 and to preserve the characteristics of the Conservation Area.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. In the interests of visual amenities of the area.
10. In the interests of visual amenities of the area.
11. To ensure adequate off-road parking in the interests of highway safety.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
13. In order to prevent any issues of overlooking.
14. In order to prevent any issues of overlooking.
15. In order to ensure that an appropriate record is made of any important archaeological features.

OSW/ADC

WREXHAM COUNTY
BOROUGH COUNCIL
20 NOV 2007
14608
PLANNING DEPARTMENT

3 Church Green
Gresford
Wrexham
LL12 8RJ

Chief Planning Officer
Development Services Directorate
Wrexham County Borough Council
Lambpit Street
PO Box 1290
Wrexham
LL11 1WL

Your ref: P/2007/1260

17th November 2007

Dear Sirs

Erection of 3 Dwellings Min-y-Dyffryn, Church Green, Gresford

Thank you for your letter of 30th October 2007.

Our comments on the proposals are as follows :-

Impact on the Character and Appearance of the Area

A well spaced house on a well wooded plot is being replaced by a high density scheme. This is detrimental to the character and appearance of the Area.

The apparent height and size of the buildings are significantly greater than the building they replace

The design is an issue as it is so far removed from the existing house. Min y Dyffryn has a distinctive design and is part of the rich variety of house styles in the area.

The design of the houses put forward appears to have no relationship to any existing styles within the area. It appears from the sketches to be harking back the 1920s and it seems pointlessly nostalgic.

The plot is adjacent to protected woodland. There is a large and well established and well wooded garden. This is very much in character with neighbouring woodland. The proposed development is not.

There will be a loss of the spacious feel to this part of the conservation area.

In summary the siting, scale, massing, height and design all have a major impact on this particular part of the conservation area.

Impact on Highway Safety

The entrance onto the Griffin Hill is hazardous enough as it currently stands. The proposal will very significantly increase traffic at an already difficult junction.

The current junction at Church Green is surprisingly difficult due to the road layout and the fact of the hill without speed restrictions.

This will contribute to a decrease in pedestrian safety as again the junction as a whole is difficult to cross at and any driver will have one more entrance to be mindful of. This could lead to the presence of a pedestrian being ignored.

There will be an impact on pedestrian safety in the wider area. There are no pavements along the section of Clappers Lane alongside the church for a 50 metre stretch. There are no pavements form Achill House to Llwyn yr Eglwys around the church.

Pedestrian access from this development to the village facilities and the local primary school in particular is hazardous enough under the current highway scheme in place. It takes a degree of nerve to walk the few yards from Church Green to All Saints School.

Pedestrian safety and in particular that of children walking to school was raised as a concern on the planning file for the Church Green development. This was not apparently reflected in the scheme that proceeded or the associated highway changes. This problem was also apparently ignored in the recent limited traffic calming measures on Clappers Lane.
Given the concern about the nation's relative inactivity and childhood obesity this issue cannot be ignored. Obviously there is the risk to life but that was not of much concern in the planning process before.

I look forward to receiving a copy of the report made in light of the above.

I hope that the council will be mindful of the wider impact of this development and address the wider issues that will effect those who will live there. From reading the planning file the Council seemed to concern itself only with the cosmetics of the development at Church Green.

Yours faithfully

Robert Williams

Mr R Williams
3
Church Green
Gresford
Wrexham
LL12 8RJ

P/2007 /1260
20 November 2007
David Williams
01978 292472
david.williams@wrexham.gov.uk

Dear Sir/Madam, Annwyl Syr/Fadam

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Acknowledgement of Receipt of Correspondence

Town and Country Planning Act, 1990

I acknowledge receipt of your communication concerning the above mentioned planning application and would advise you that the points made in your letter are noted.

Cydnabyddiaeth Derbyn Gohebiaeth

Deddf Cynllunio Gwlad a Thref 1990

Rwy'n cydnabod derbyn eich gohebiaeth mewn perthynas â'r cais cynllunio uchod a buaswn yn eich hysbysu bod y pwyntiau a wnaed yn eich llythyr wedi eu nodi.

Yours faithfully/ Yr eiddoch yn gywir

Chief Planning Officer/ Prif Swyddog Cynllunio

OSW

MEMORANDUM

WREXHAM COUNTY BOROUGH COUNCIL
19 NOV 2007
PLANNING DEPARTMENT

wrexham COUNCIL CYNGOR wrecsam

From: Operational Manager Highways Planning **To:** Chief Planning Officer

Our Ref: TH/DC/PP/2007/1260 **Your Ref:** P/2007/1260

Date: 15TH November 2007

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 345 550 Land at Min y Dyffryn, Gresford Road, Gresford.
Development: Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.

I refer to your consultation dated 24/10/07 in respect of the above.

The proposed development site is located on the B5373 Gresford Road which is a classified road subject to a 30mph speed limit. However, a speed survey carried out on 19/04/2006 determined 85th percentile speeds of 25mph for vehicles travelling towards Llay and 27mph for vehicles travelling towards Gresford.

Manual for Streets would normally require any proposed shared access to provide visibility splays of 2.4 x 37m to the north west and 2.4 x 33m to the south east measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height. These splays have not been demonstrated on the submitted layout plan.

As the development site fronts a classified road, a suitable communal turning facility shall be provided within the curtilage of the site for use by all 3 no. dwellings and for any visitors. This has not been demonstrated on the submitted layout plan.

I would recommend the construction of a 2.0m wide footway along the entire frontage of the development site in the interest of pedestrian safety. This would require the setting back of the existing stone wall fronting the development site.

I would therefore recommend the application be **REFUSED** for the following reasons:-

1. The required visibility splays of 2.4 x 37m to the north west and 2.4 x 33m to the south east measured to the nearside edge of the adjoining highway in which there shall be no obstruction in excess of 1.0m in height have not been demonstrated on the submitted layout plan.

2. The provision of a suitable communal turning area within the curtilage of the development site has not been demonstrated on the submitted layout plan.

3. The provision of a 2.0m wide footway has not been demonstrated on the submitted layout plan.

ГОСУДАРСТВЕННАЯ
ОРДЕНА ЛЕНИНА
МАРКСИСТСКАЯ
БИБЛИОТЕКА

However, if the applicant were to address the above problems then further consideration could be given to this application.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 3, 4 & 5 of the supplementary notes.

Note to applicant:

Please provide a copy of the speed survey carried out along this section on 19/04/2006.



Operational Manager Highways Planning

Planning

Agab

DSW

Castlemead Homes Ltd
33 Grosvenor Road
Wrexham
LL11 1BT

JAF/F616
05 November 2007
Mrs J A Forrester
01978 297203
june.forrester@wrexham.gov.uk

Visit our website at:
www.wrexham.gov.uk

Dear Sir or Madam

Public Footpath No. 5 - Community of Gresford
Planning Application No. P/2007/1260
Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works
Min-y-Dyffryn, Gresford Road, Gresford, Wrexham

The above public right of way abuts on the land which is the subject of your recent planning application. Please see the enclosed map extract. The application has yet to be determined but please remember that the granting of planning permission is not a licence to interfere with the public right of way.

Temporary Closure

While the development may take place without affecting the public right of way in the long term, you may still need a temporary closure under a Traffic Regulation Order to close the path while work is carried out on or adjacent to the path. Temporary closures are made in the interests of public safety and can also assist your site management and security. Without a legal temporary closure there could be serious public liability implications and you also risk breaking the law, including the Health and Safety at Work Act 1974 and the Highways Act 1980.

A temporary closure can last for up to six months and, if necessary, an application can be made to extend this period by a further six months. Please note that extensions are at the discretion of the National Assembly for Wales and it cannot be assumed that the extension will be granted.

An alternative route must be provided for the duration of the closure. This can be along other public rights of way, public roads or a route temporarily provided by you.

If you think a temporary closure may be required, it is vital that you contact this office immediately to avoid possible delays to the proposed works. You are advised to complete the

Applicant

Mr Gino Paletta
Bryn Issa
Vicarage Lane
Gresford
Wrexham
LL12 8UW

JAF/F616
05 November 2007
Mrs J A Forrester
01978 297203
june.forrester@wrexham.gov.uk

Visit our website at:
www.wrexham.gov.uk

Dear Sir

Public Footpath No. 5 - Community of Gresford
Planning Application No. P/2007/1260
Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works
Min-y-Dyffryn, Gresford Road, Gresford, Wrexham

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An alternative route must be provided for the duration of the closure. This can be along other public rights of way, public roads or a route temporarily provided by you.

If you think a temporary closure may be required, it is vital that you contact this office immediately to avoid possible delays to the proposed works. You are advised to complete the

attached application form and return it to this office, with a covering letter requesting the temporary closure. Statutory notices advertising the order must be published twice in the press, in Welsh and English. Notice of the Authority's *intention* to make the order must be published before the notice of actually *making* the order and at least seven days allowed between. It is therefore advisable to apply at least six weeks before the temporary closure is required, to allow for administration, legal and translation work.

I am obliged to recharge the costs of a temporary closure to the applicant after the order is made. Currently this is £355 towards the cost of administration, £150 towards legal fees, plus the actual cost of advertising the order bilingually in the press (currently in the region of £800.) However, if you need to temporarily close a short section of path it is possible to make a five day temporary closure. The costs for the five day closure is £200 towards the costs of administration. There is no statutory advertising and an alternative route is not required.

May I remind you that any unauthorised interference to a public right of way, including levelling, excavation, fencing, building work or storage of building materials/waste is an offence under the Highways Act 1980.

The condition of the path will be monitored by my staff.

If you require any further information, please contact the writer.

Permanent change to the Right of Way

Should you feel that a *permanent* diversion of the right of way is necessary, an application must be made separately from the planning application. If so, I recommend that you consider applying now, under the Town and Country Planning Act 1990 ('TCPA'). You need to bear in mind that it can take at least 6 months for all the stages of this process to be completed and for a formal Order to become effective. The Order can only be made and confirmed *before* the development is complete.

If for any reason the development is completed before the TCPA Order takes effect, the order process has to be abandoned. A new application for diversion of the right of way can then be considered under the Highways Act 1980, where the criteria are different and in some ways harder to satisfy than those which apply under the planning legislation.

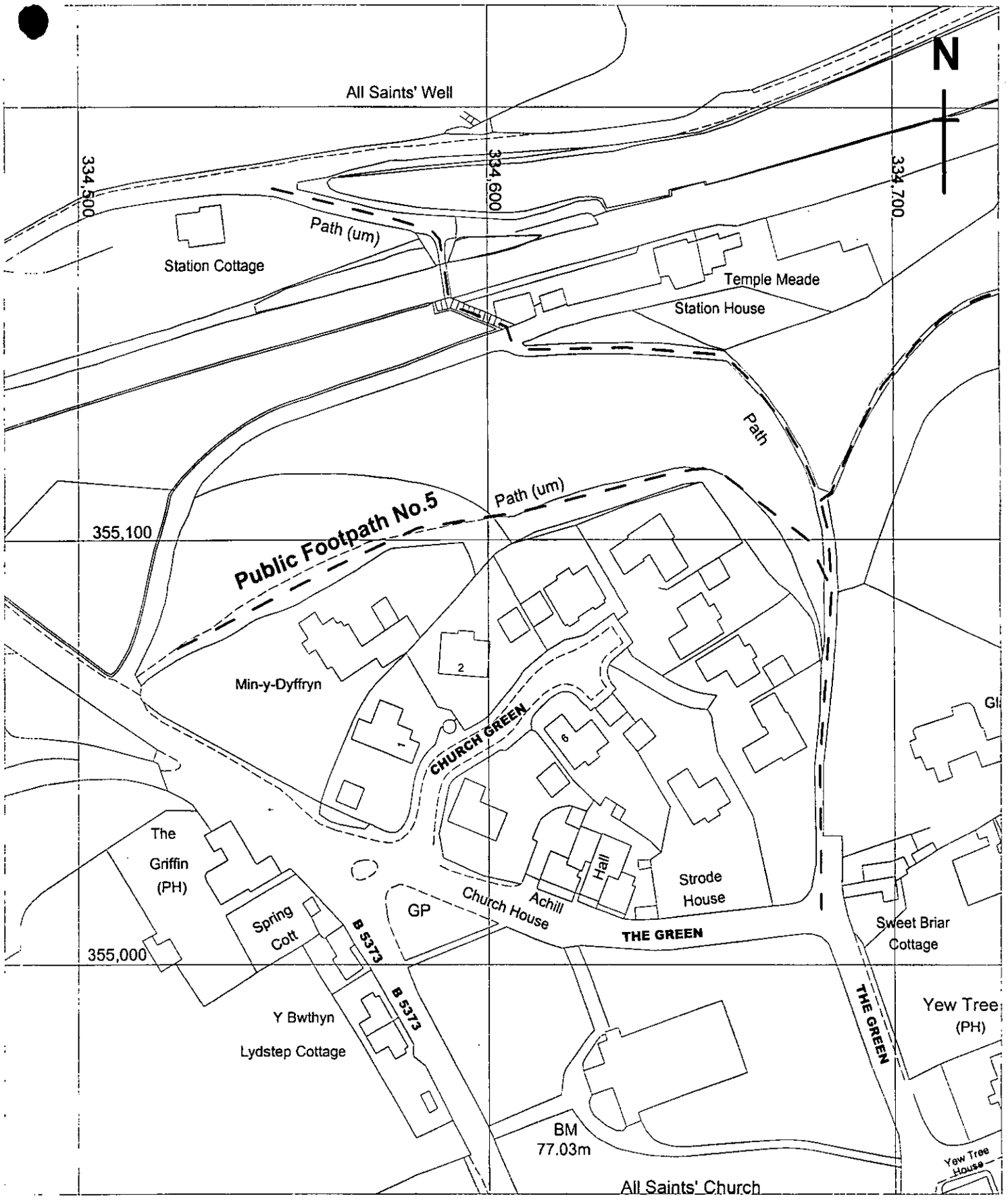
A copy of this letter has also been sent to your agent/client.

For more information please contact my Assistant Rights of Way Officer, Mr Pete Bland, on 01978 297179.

Yours faithfully

for Divisional Manager
Environment Department

Encs



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Chief Environment Officer

Community of Gresford

Public Footpath No.5

Scale 1:1250

wrexham COUNCIL
CYNGOR wrecsam

Crown Buildings,Wrexham LL13 8BG
Telephone 01978 292040 Fax 01978 297103

Produced By : JAF
Date : 5/11/2007

DSW

creu lle gwell
creating a better place

WREXHAM COUNTY BOROUGH COUNCIL
07 NOV 2007
14382
PLANNING DEPARTMENT

Asiantaeth yr Amgylchedd Cymru
Environment Agency Wales

Chief Planning Officer
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1AR

Our ref: NT/2007/103850/01-L01
Your ref: P/2007/1260

Date: 06 November 2007

Dear Sir/Madam

ERECTION OF THREE DETACHED 2 STOREY DWELLINGS AND DETACHED GARAGES TOGETHER WITH NEW VEHICULAR PRIVATE DRIVE ACCESS AND ASSOCIATED EXTERNAL WORKS. LAND AT MIN Y DYFFRYN GRESFORD ROAD, GRESFORD, WREXHAM

This proposal falls outside the scope of matters on which the Environment Agency is a statutory consultee.

We have no comment to make on this application, as such standard advice applies.

Yours faithfully

MRS SARAH WHITESIDE
Planning Liaison Assistant

Direct dial
Direct fax
Direct e-mail whites.Bangor1.WLS@environment-agency.wales.gov.uk

HUDDERSFIELD MEWN BUSNES
INVESTOR IN PEOPLE

creu lle gwell
creating a better place



Asiantaeth yr
Amgylchedd Cymru
Environment
Agency Wales

BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE

MEMORANDUM

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

From:	Chief Housing and Public Protection Officer	**To:**	Chief Planning Officer
Our Ref:	WK/200741717	**Your Ref:**	P/2007/1260
Date:	6th November 2007		

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1996

Re: Min Y Dyffryn Church Green Gresford Wrexham LL12 8RG

Contaminated Land
No comments

Environmental Protection
Note to applicant

Construction / Demolition Phase

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.

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

A dust management scheme shall be implemented on site to prevent dust nuisance from arising.

Public Health
No comments

.....
Chief Housing and Public Protection Officer

Enc.

DSW

Dŵr Cymru
Welsh Water

PO Box 10
Treharris
CF46 6XZ

Tel: +44 (0) 1443 331155
Fax: +44 (0) 1443 331161
Web site: www.dwrcymru.com

Blwch Post 10
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Safle gwe: www.dwrcymru.com

WREXHAM COUNTY BOROUGH COUNCIL
05 NOV 2007
14313
PLANNING DEPARTMENT

Chief Planning Officer
Wrexham County Borough Council
Lambit Street
PO Box 1290
Wrexham
LL11 1WL

Date: 31/10/2007
Enquiries Tel.: 01443331155
Our Ref.: 2007/DCWW/48405
Your Ref.: P/2007/1260
Grid Ref.: SJ3455755071

Dear Sirs

Re: 2 Dwellings & detached garages, Land at Min Y Dyffryn, Gresford Road, Gresford, Wrexham

Further to the above consultation we would provide the following comments:-

We would request that if you are minded to grant Planning consent for the above development that the **Conditions and Advisory Notes** listed below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Conditions

Foul water and surface water discharges shall be drained separately from the site.

Reason :- To Protect the integrity of the Public Sewerage System.

No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the LPA.

Reason :- To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or in-directly, into the public sewerage system.

Reason :- To prevent hydraulic overload of the public sewerage system and pollution of the environment.

Advisory Notes

If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru Welsh Water's Network Development Consultants on Tel: 01443 331155.

glas
Glas Cymru Cyfyngedig

Welsh Water is owned by Glas Cymru - a "not-for-profit" company
Mae Dŵr Cymru yn eiddo i Glas Cymru - cwmni nider elw

We welcome correspondance in Welsh and English
Rydym yn croesawu gohebiaeth yn y Gymraeg neu yn Saesneg

NDC working with Dŵr Cymru in providing the planning and development functions.

Dŵr Cymru Cyf, a limited company registered in Wales no. 2366777. Registered office: Pentwyn Road, Nelson, Treharris, Mid Glamorgan CF46 6LY

NDC yn cydweithio a Dŵr Cymru ar ran waith cynllunio a datblygu.

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng Nghymru rhif 2366777, Swyddfa gofrestredig: Heol Pentwyn, Nelson, Treharris, Morgannwg Ganol CF46 6LY

We hope the above is satisfactory. However, should you require further assistance please contact us on the above telephone number, quoting our reference.

Yours faithfully,

pp Clare Lamy

Rhidian Clement
Planning Team Leader

Our response is based on the information provided by your application/enquiry. Should the information change then we reserve the right to make new representation.
48405

DSW

Correspondence to / Gohebiaeth I :

9 Oak Drive, Marford, Wrexham. LL12 8XT
9 Rhodfa'r Dderwen, Marford, Wrecsam. LL12 8XT

www.wrexhamcivic.org.uk

The Chief Planning Officer
Wrexham County Borough Council.

2 November 2007

Your ref: P/2007/1260

Dear Sir

Land at Min y Dyffryn, Gresford Road, Gresford.

The Civic Society wishes to make an objection to the proposal to erect 3no. dwellings on the above site. The Society has no objection to residential development taking place, but is concerned that, in its present form, the application as proposed will result in the majority of trees on site having to be removed. We suggest that a reduction to 2no. dwellings would enable not only more trees to be retained, but would give the opportunity for an improved layout, in a more attractive setting.

The Society hopes, therefore, that you take its comments into account before making your recommendation.

Yours faithfully

R. I. Cain

for Wrexham Area Civic Society.

WREXHAM COUNTY BOROUGH COUNCIL
02 NOV 2007
14329
PLANNING DEPARTMENT

President / Llywdd .... TUDOR OWEN
Vice President / Is Llywyd .... ROBERT PRICE
Chairman / Cadeirydd .... NICK ROE
Hon Secretary / Ysgrifennydd Mygedol .... CHRIS EDWARDS
Hon Treasurer / Trysorydd Mygedol .... DAVID DIXON

Charity Registration No / Cofrestrif Elusen 514480

WREXHAM COUNTY
BOROUGH COUNCIL

02 NOV 2007

PLANNING DEPARTMENT

Morag says he's never seen this —

Can you please get this OK

R

Planning Department

Planning Application:Internal Comment Sheet

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Application Number P/2007/1260

Previous Application Number: P/2006/0971

Case Officer: SJG PSW

Received by Planning	24/10/2007	Address	Land at Min Y Dyffryn, Gresford Road, Gresford
Deadline	14/11/2007		
Complete	03/12/2007	Description	3No residential dwellings

Policy	26/10/2007	☑	WR
Trees	03/12/2007	☑	NO
Ecology		☐	
Landscape		☐	
Built Conservation	26/11/2007	☑	PS
Sustainable Dev		☐	

UDP Policies

PS	☑	1
GDP	☑	1
EC	☑	4, 7, 8
H	☐	
E	☐	
S	☐	
CLF	☐	
T	☐	
MW	☐	

Within Settlement Limit ☑

Comments

Application site lies within settlement limit and conservation area and also appears to affect a TPO. No objection in principle to residential development on the site provided in preserves and enhances the conservation area (Policy EC7), provided the demolition of the existing building is acceptable in terms of the criteria in policy EC8, and provided any loss of trees is acceptable in terms of policy EC4.

Built Conservation:
This is an ingenious design solution to the challenge of redeveloping this plot with three large dwellings where currently there is only one. The building designs are in keeping with the character of the area.

However, a previous application (P/2004/0599) for three houses was refused and on appeal dismissed. The Inspector considered the proposal to be an over-intensive development and to have an adverse impact on trees around the site. This proposal is no different in those respects.

Trees straddling the north-west boundary were a cause of concern to the inspector not least because they were in different ownership just outside the site boundary and therefore not in the control of the applicant. The inspector considered the trees to be important to the Conservation Area and that to remove or lop some of them to accommodate development would be detrimental to the Area. I belive such loss would introduce a hard and incongruous edge to the Conservation Area where currently it is softly defined. Such loss of trees would cause the development to become prominent when viewed from northerly directions because of the site being on the edge of a plateau.

I do not support the application.

No tree officer in post to comment

Further meetings/discussions with applicants PS - now satisfied with the proposals DSW. 23.03.06.

P/2007/1271

G M Hughes
Lydstep Cottage
The Green
Gresford
Wrexham
LL12 8RG

P/2007 /1271
07 November 2007
David Williams
01978 292472
david.williams@wrexham.gov.uk

Dear Sir/Madam, Annwyl Syr/Fadam

Conservation area consent for demolition of existing 2-storey detached dwelling. Land at Min Y Dyffryn Gresford Road Wrexham

Acknowledgement of Receipt of Correspondence

Town and Country Planning Act, 1990

I acknowledge receipt of your communication concerning the above mentioned planning application and would advise you that the points made in your letter are noted.

Cydnabyddiaeth Derbyn Gohebiaeth

Deddf Cynllunio Gwlad a Thref 1990

Rwy'n cydnabod derbyn eich gohebiaeth mewn perthynas â'r cais cynllunio uchod a buaswn yn eich hysbysu bod y pwyntiau a wnaed yn eich llythyr wedi eu nodi.

Yours faithfully/ Yr eiddoch yn gywir

Chief Planning Officer/ Prif Swyddog Cynllunio

WREXHAM COUNTY BOROUGH COUNCIL
07 NOV 2007
14387
PLANNING DEPARTMENT

OSW/ACK

Tel. 01978-854676

Lydstep Cottage,
The Green,
Gresford,
Wrexham,
LL12 8RG

Ref. P/2007/1260 & 1271

4 November 2007

Dear Sir,

Myn-y-Dyffryn, The Green, Gresford

I see from your site notices that there is a proposal to demolish the above existing house and to construct three new two-storey houses on the site. Having examined the plans my instinctive preference would be for things to remain as they are. However, it is clear from the amount of recent infill development in Gresford and Marford that there is pressure for new houses in this extremely pleasant area and I would not wish to take a dog in the manger attitude.

As you may be aware from my recent letter about the Local Development Plan (copy enclosed for your convenience) my overall strategic desire is to prevent the coalescence of the villages along the A483 corridor. However, so far as the present application is concerned I consider that the proposal is within the existing boundaries of Gresford village. I do not, therefore, have any objection on strategic grounds. My comments relate to matters of detail, which nevertheless are important in this extremely sensitive location.

1. As I understand the application, the existing stone wall along the road frontage of the site will be retained, the only change to this being a modest widening of the existing access and the construction of short low wing walls angled back along the widened driveway. Provided there are no other highway works or signs required I think this is acceptable. (Given the insensitivity of the highway and street lighting woks carried out at the Green in connection with the Church Green development I am extremely nervous about such aspects.) I would suggest that the low wing walls should be constructed from stone salvaged from the widening of the gateway, to ensure a visual match.

2. Again I gather from the application that only one tree is to be cut down, but that there are to be a significant number of new trees planted, albeit at the back of the site. I think it is important to preserve the tree and shrub screen along the front wall of the site. These trees should be protected.

3. The application proposes that the new houses have concrete roof tiles giving a "slate effect". I obviously have not seen samples of these. However, I think that, in North Wales in a Conservation Area in which the majority of properties are roofed with slate, the new houses should have real slate roofs.

Yours faithfully,

G M Hughes

COPY

Relevant para marked

Tel. 01978-854676

Lydstep Cottage,
The Green,
Gresford,
Wrexham
LL12 8RG

24 October 2007

Dear Sir,

Wrexham Local Development Plan

I understand from the public notice displayed in Clappers Lane that it has been suggested that two areas of land to the west of Clappers Lane, Gresford, should be allocated for housing. The references are **GR 14 LDP (All Saints School)** and **GR 07 UDP (Former Vicarage, Clappers Lane)**

Similar suggestions were made about five years ago during consideration of the Wrexham Urban Development Plan. The Council were opposed to development of this area at that time and I wrote to you in support of the Council's position. In the event this land was excluded from the areas for development in the Urban Development Plan. This decision was undoubtedly correct. I am now writing to restate my objections to these suggestions for development in virtually identical terms to those I used in 2002. My concerns are in part strategic and in part to do with local access and visual intrusion.

1. Strategic

a) Use of Greenfield sites

As a principle, I do not think that housing development on green fields should be permitted until all options within the County Borough for the redevelopment of previously used sites have been exhausted. I accept that there has been significant building of infill housing in Gresford recently and I personally think this can be acceptable when it is sensitively done within the curtilage of the village. However, infill development is a completely different matter from extensions of the village into the surrounding fields.

Case Officer	Plg Control Manager	CPO / Quality Panel

STATUTORY REGISTER	**Case Officer** ~~Simon Greenland~~ David Williams	**Community Code** GRE	**Code No** P/2007/1260
Application Type Full Planning Application	**Grid Reference** E 334566 N 355076	**Date Received** 23/10/2007	**Expiry Date** 17/12/2007
Applicant Mr Gino Paletta Vicarage Lane Gresford Wrexham LL12 8UW		**Agent Name and Address** Castlemead Homes Ltd 33 Grosvenor Road Wrexham LL11 1BT	
Description of Development Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.		**Location of Development** Land at Min Y Dyffryn Gresford Road Gresford Wrexham	

Please Ensure These Codes Are Inputted on to the Planning Wizard

Environmental Impact Assessment Needed	Relevant Policy Codes					
Y/N						

CONDITIONS/REASONS/INFORMATIVES

Admin Check

Reference number: P/2006/0971

Application type: T

Application Status:

Applicant name: Mr Gino Palletta

Applicant company:

Agent name: Mr Gino Palletta

Secondary Name: Myn Y Dyffryn
Primary Name:
Street Name: The Green
Locality: Gresford
Town: Wrexham
County:
Postcode: LL12 8RG

Ward: GRES Ward2:

Proposal: Fell 8 no. trees and remove overhanging branches to trees on northern boundary (works as prescribed by canopy tree survey dated 3 August 2006).

Officer name: Alistair Henderson, 01978 292529

Received Date: 14/08/2006

Valid date: 14/08/2006

Statutory Expiry Date: 12/10/2006

Public consultation started:

Public consultation finished:

Decision level: Planning Committee

Last Communication expiry date: 24/10/2006

Decision: REFUSED - REFUSED

Decision Date: 23/10/2006

Target Date: 25/09/2006

Committee Type: Planning Committee

Reference number: P/2006/1378

Application type: T

Application Status: Valid application received

Applicant name: Mr Gino Paletta

Applicant company:

Agent name: Nigel Thorns Planning Consultancy

Secondary Name: Min-y-Dyffryn
Primary Name: The Green
Street Name: Gresford Road
Locality: Gresford
Town: Wrexham
County:
Postcode: LL12 8RG

Ward: GRES Ward2:

Proposal: Fell 7 no. trees and remove overhanging branches to trees on northern boundary (TPO no. 20).

Officer name: Alistair Henderson, 01978 292529

Received Date: 23/11/2006

Valid date: 23/11/2006

Statutory Expiry Date: 21/01/2007

Public consultation started:

Public consultation finished:

Decision level: Delegated

Last Communication expiry date: 09/01/2007

Decision: GRANTED - GRANT OF PLANNING PERMISSION

Decision Date: 09/01/2007

Target Date: 22/01/2007

Committee Type: Delegated

Constraints:
Conservation Area
Development Control
Tree Preservation Order

Local Plan Policies:
EC4

Conditions and reasons:
1. Condition "D21C" (not met) : The work shall be carried out in accordance with British Standard 3998 and subsequent revisions. The final pruning cut shall be made in accordance with the Branch Bark ridge method.
Reason "064R" : To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).
2. Condition "D22C" (not met) : The work shall be completed within 12 months from the date of consent unless an extension is applied for and granted.
Reason "065R" : To ensure the work is completed within a reasonable time scale.
3. Condition "D43C" (not met) : The works hereby authorised shall only be carried out by properly qualified arboricultural contractors.

Reason "064R" : To ensure the work is carried out to accepted arboricultural practices for the long term well being of the tree(s).
4. Condition "D41C" (not met) : The works hereby authorised shall only be carried out under the supervision of the Council's Arboricultural Officer.
Reason "111R" : To enable the Council to monitor/supervise the works.

Reference number: P/2004/0598

Application type: F

Application Status: Valid application received

Applicant name:

Applicant company: Delamere Developments Ltd

Agent name: Fallowes Gowen Partnership Ltd

Secondary Name:
Primary Name: Min Y Dyffryn
Street Name: Church Green
Locality: Gresford
Town: Wrexham
County:
Postcode: LL128RG

Ward: GRES Ward2:

Proposal: Erection of 3 No. two and a half storey dwellings, construction of new vehicular and pedestrian access and alteration to existing vehicular and pedestrian access

Officer name: Sarah Brett, 01978 292525

Received Date: 06/05/2004

Valid date: 06/05/2004

Statutory Expiry Date: 30/06/2004

Public consultation started:

Public consultation finished:

Decision level: Planning Committee

Last Communication expiry date: 13/08/2004

Decision: REFUSED - REFUSED

Decision Date: 06/08/2004

Target Date: 01/07/2004

Committee Type: Planning Committee

Constraints:
Coal Consultation Area
Conservation Area
Development Control

Planning Enquiry
Tree Preservation Order

Local Plan Policies:

Conditions and reasons:

Appeal number:1

Appeal lodged date: 21/01/2005

Appeal inspectorate date: 22/01/2005

Appeal decision date: 01/04/2005

Appeal decision: DISMISSED

Reference number: P/2004/0599

Application type: C

Application Status:

Applicant name:

Applicant company: Delamere Developments Ltd

Agent name: Fallows Gower Partnership Ltd

Secondary Name:
Primary Name: Min Y Dyffryn
Street Name: Church Green
Locality: Gresford
Town: Wrexham
County:
Postcode: LL128RG

Ward: GRES Ward2:

Proposal: Demolition of existing dwelling (Within A Conservation Area)

Officer name: Sarah Brett, 01978 292525

Received Date: 06/05/2004

Valid date: 06/05/2004

Statutory Expiry Date: 30/06/2004

Public consultation started:

Public consultation finished:

Decision level: Planning Committee

Last Communication expiry date: 13/08/2004

Decision: REFUSED - REFUSED

Decision Date: 06/08/2004

Target Date: 01/07/2004

Committee Type: Planning Committee

Constraints:
Coal Consultation Area
Conservation Area
Development Control
Tree Preservation Order

Local Plan Policies:

Conditions and reasons:

Appeal number:1

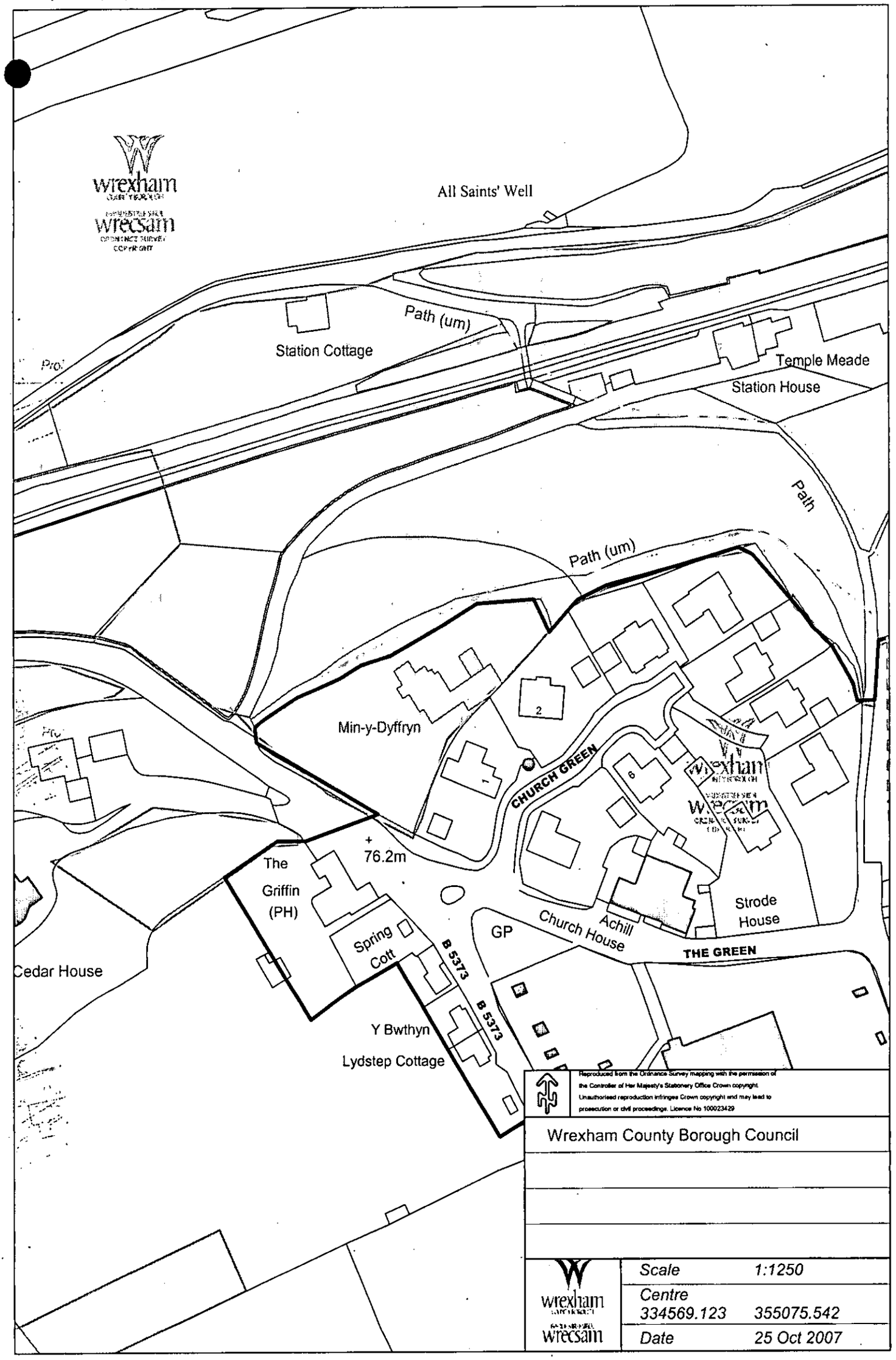
Appeal lodged date: 21/01/2005

Appeal inspectorate date: 22/01/2005

Appeal decision date: 01/04/2005

Appeal decision: DISMISSED

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Wrexham County Borough Council

Scale	1:1250
Centre	
334569.123	355075.542
Date	25 Oct 2007

P/2007/1260 Neighbours

1, 2, 3 Church Green, Gresford, Wrexham. LL12 8RJ

The Griffin PH, Spring Cottage, The Vicarage, Cedar Hall - all The Green, Gresford, Wrexham. LL12 8RG

Station House, Temple Mead - both Gresford Hill, Gresford, Wrexham. LL12 8RH

APPENDIX 'A'

CHA - views forwarded to HA for inclusion in their reply.
HA - required amendments to scheme to ensure adequate carriageway width between the finger island to the roundabout and the adjacent kerb. Also required present footway to be continued along the access road to a crossing point with adequate visibility and thence to the unaffected section of footway. Concerned that emergency exit from Truckstop should not be used routinely. Does not consider that improvements are required to the roundabout as a result of the provision of the service area and new access. Transverse yellow bar markings are not appropriate for single carriageway roads and cannot therefore be considered at this location. The accident record at this site will be kept under review by the HA and if it becomes apparent that improvements are necessary and can be justified for inclusion in their ongoing programme those works will be brought forward as resources and funding allow. Recommends conditions.
Fire Officer - following amendments, initial objections resolved.
P.C. - A safe area should be provided for pedestrians crossing the trunk road; and queries pedestrian access provision from the St. Martins road to the Weston Rhyn road. Additional comments received as follows: (i) urges that pressure be brought on the DTp to provide either a bridge or underpass to cross from St. Martins side to Weston Rhyn side; (ii) a proper pavement should be provided from the junction of the St. Martins Road to the Lion Inn and not just a grass verge; (iii) there should be crossings over the entrance and exit similar to those at 'Stans' to safeguard pedestrians; and (iv) concerned that traffic should be slowed down on the approach to the roundabout from St. Martins particularly as this is on a slight hill, there will be a build up of rubber and grease on the road and during wet weather this will be dangerous.
BW - foul sewer connection traverses BW owned land in order to reach a connection point within the towing path. No further observations received.

NEIGHBOUR COMMENTS

Whilst application 93/8417 raised considerable objection from local residents, and the same properties have been notified, no observations have been received regarding the current application, apart from a claim by Trevor (Brynkinallt) Estates Limited that the foul sewerage system crosses land owned by the Estate. This has been checked and does not appear to be the case. Formal notice has however been served on BW.

PLANNING OFFICER'S COMMENTS

Parking facilities for heavy goods vehicles along the A5 are limited and service areas where drivers may obtain food and drink are generally restricted to the layby's in the Borough where mobile cafes have been licensed. The A5 as it passes through Shrewsbury and Atcham Borough has few facilities.

The Department of Transport have advised that a truckstop is required to meet the needs of drivers along the A5 through Oswestry and Shrewsbury and Atcham Boroughs. The provision of a suitable truckstop would be an important factor in achieving "clearway" status for the A5.

G Hughes
The Barn
Church Green
Gresford
Wrexham
LL12 8RJ

P/2007/1260
19 November 2007
David Williams
01978 292472
david.williams@wrexham.gov.uk

Dear Sir/Madam, Annwyl Syr/Fadam

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Acknowledgement of Receipt of Correspondence

Town and Country Planning Act, 1990

I acknowledge receipt of your communication concerning the above mentioned planning application and would advise you that the points made in your letter are noted.

Cydnabyddiaeth Derbyn Gohebiaeth

Deddf Cynllunio Gwlad a Thref 1990

Rwy'n cydnabod derbyn eich gohebiaeth mewn perthynas â'r cais cynllunio uchod a buaswn yn eich hysbysu bod y pwyntiau a wnaed yn eich llythyr wedi eu nodi.

Yours faithfully/ Yr eiddoch yn gywir

Chief Planning Officer/ Prif Swyddog Cynllunio

P/2007/1260
P/2007/1271.
Re Min y Dyffryn

The Barn
Church Green
Gresford, Wrexham
LL12 8RJ

WREXHAM COUNTY BOROUGH COUNCIL
19 NOV 2007
14584
PLANNING DEPARTMENT

6/11/07

DSW/pcc

Tel: 01978 856788 · E-mail: penymaes@btinternet.com
Mobiles: G.C.H. 07967 009280 · R.P.H. 07811 953648

Dear Mr Williams

We live at The Barn, 1 Church Green, shown on Mr Palettas plans. He was kind enough to produce these to us just before he submitted them for planning. We assume they have not been varied from those we were shown.

We do not object in principle to either applications, but we did make to Mr Palette the following representations:-

1. That part of the boundary wall between us and Min y dyffryn located between the road and the front corner of our house, is a stone wall some 3' in height and not the 1.8m high brick screen wall shown along the rest of the boundary

2. The chimney of number 1 is uncomfortably close to our kitchen

3. Can Nos 1 & 2 be sited nearer the North Western boundary adjacent to which are no dwellings?

P.T.O

4 Can the garage for No 1 be positioned directly behind our garage i.e. slightly nearer the road?

Yours sincerely

Gwilym & Hughes.

From: Andrew Bailey
To: Greenland, Simon
Date: 02/11/2007 17:54:26
Subject: Min-Y-Dyffryn ,Gresford

Dear Simon,

I would like to make the following observations on the above application.

Access/Egress- there needs to be a careful judgement as to visibility at this point as this is a busy road at times ,with traffic accelerating at the top of the "Griffin Hill " at this point.

Trees- From memory I believe we settled on retaining one of the two "central trees " -a poplar I believe ,namely the one closer to the rad. I note that a driveway to one of the proposed garages passes close by. A close assessment needs to be made that the tree will not be harmed in any way during construction and that it will not outgrow " it's site because of this development as was the recent unfortunate case of an oak in Offa at a recent site visit. (Ask Mr Dewey)

Neighbouring properties- A judgement should be made that there are no parts of proposals which re uncomfortably close to the neighbouring properties on the Green,

Street scene- An assessment should be made that the view from road/Griffin PH I in keeping with the conservation area and not compromised,

\Co-Andrew Bailey (Gresford)

20th November 2007

Lawrence Isted, Esq
Chief Planning Officer
Lambpit Street
Wrexham
LL11 1AR

Dear Sir

Town and Country Planning 1990

Your Reference P/2007/1271

Conservation area consent for demolition of existing 2-storey detached dwelling, land at Min y Dyffryn, Gresford Road, Gresford.

Thank you for your letter dated 29th October 2007

The Community Council considers that if permission is granted for this development conditions must be imposed to retain the "green" appearance of the area opposite the Griffin Inn and the area generally in the interest of the environment.

Yours faithfully

Clerk of the Council.

Ymddiriedolaeth Archaeolegol Clwyd-Powys
7a Stryd yr Eglwys
Y Trallwng, Powys
SY21 7DL

Ffôn (01938) 553670
Ffacs (01938) 552179
E-bost trust@cpat.org.uk
www.cpat.org.uk

CPAT

The Clwyd-Powys Archaeological Trust
7a Church Street
Welshpool, Powys
SY21 7DL

Tel (01938) 553670
Fax (01938) 552179
E-mail trust@cpat.org.uk
www.cpat.org.uk

PSL

Curatorial Section
Head of Curatorial Services: C H R Martin, BA

5 February 2008

Mr Lawrence Isted
Chief Planning Officer
Wrexham County Borough Council
The Guildhall
Lambpit Street
P.O. Box 1290
Wrexham
LL11 1WL

Dear Mr Isted

REGIONAL HISTORIC ENVIRONMENT RECORD, CONSULTATION - CONTRACTED ARCHAEOLOGICAL WATCHING BRIEF RECOMMENDATION

Re: Wrexham CBC Planning Application P2007/1260 - Land at Min Y Dyffryn, Gresford Road, Gresford

Thank you for the consultation paperwork relating to this proposal.

Information retained within the Regional Historic Environment Record indicates that the plot is within the medieval historic core of the village. Our previous advice dated 17/5/2004 (P2004/0598) advised a contracted watching brief as a condition of consent and we would recommend that this advice is carried forward to the current application.

Accordingly we would recommend that an archaeologist is contracted to be present throughout the duration of top soiling, foundation trench cutting, and service trench excavation works in order that an adequate record of any archaeological features revealed by these works can be made.

The archaeologist should be part of a recognised professional archaeological organisation working within the Code of Conduct, and adhering to the By-Laws of, the Institute of Field Archaeologists. The archaeologist should be working to the prescription set out in a curatorial design brief which will be drawn up by the Curatorial Section of the Clwyd-Powys Archaeological Trust.

A suitable condition to facilitate the contracted watching brief is enclosed.

Should you wish to discuss the above recommendation do not hesitate to contact me.

Yours sincerely

Mark J. Walters
Development Control Officer, Curatorial Section.

WREXHAM COUNTY BOROUGH COUNCIL
- 6 FEB 2008
15448
PLANNING DEPARTMENT

Cadeirydd/Chairman: Frances Lynch Llewellyn, MA, FSA. Cyfarwyddwr/Director: William Britnell, MA, FSA, MIFA
Registered Charity No 508301, Limited Company Registered in Wales No 1212455

REGISTERED IFA ORGANISATION

CLWYD-POWYS ARCHEAOLOGICAL TRUST

Reglonal Sites and Monuments Record

5 February 2008

Re: Wrexham CBC Planning Application P2007/1260 - Land at Min Y Dyffryn, Gresford Road, Gresford

Suggested planning condition/note to facilitate contracted archaeological watching brief

No development works of any kind shall begin until the presence of a contracted archaeologist has been secured on-site according to the prescriptions set out in a curatorial design brief and approved by the planning authority. Access, at any reasonable time, should be given to this archaeologist to enable the observation and recording of any archaeological remains uncovered during the early stages of development. A report of any archaeological records made must be deposited within the County Sites and Monuments Record, Clwyd-Powys Archaeological Trust, 7a Church Street, Welshpool, Powys, SY21 7DL (01938 553670) within one month of the completion of this work.

Mark J. Walters
Development Control Officer Curatorial Section.

ADVICE NOTE TO BE FORWARDED TO APPLICANT WITH CONSENT REGARDING WATCHING BRIEF PROCEDURES

A contracted archaeological watching brief is designed to allow a professional archaeologist, who has been contracted by the applicant, to observe and make records of any archaeological deposits revealed during the initial stages of development only.

Normally, the archaeologist will only need to be present during initial top-soiling of the development plot, or any immediately adjacent area, during the cutting of a new access road and any new foundation trenches. Service trenches are often too narrow to view and record features.

The archaeologist should be given access and sufficient time to view and rapidly record any soil profiles, finds and features revealed in trenches or top-soiled areas. Normally, this will not significantly slow down the work of building contractors on site, who can be working elsewhere while recording is completed.

On receiving advice that a contracted watching brief has been attached to your planning consent you should:

1. Contact Mark Walters at the Curatorial Section of Clwyd-Powys Archaeological Trust and request that a design brief and list of contractors is sent to you.

2. A brief will be drawn up and a copy sent to yourself and the local planning authority.

3. Send the design brief to a maximum of four of the contractors on the list supplied and ask them to send an estimate of costs and a specification.

4. Forward any specifications received to Mark Walters at CPAT for approval.

5. Choose a contractor based on the cost estimate and the content of their specification. Costs at the present time are typically up to £250 per day plus the cost of completing a report. Normally the archaeologist will only need to be present for one day, but this timing will vary depending on the speed at which the building contractor can top soil and cut foundation trenches and the size of the development.

6. Engage the contractor to complete the work according to the CPAT brief.

7. CPAT Curatorial Section may monitor the work of your chosen contractor in the field, although this is often not necessary in the case of watching briefs due to the minor nature of the work.

8. Upon completion of the watching brief the contractor should supply you with a draft report within one month.

9. A copy of the draft report should be sent to CPAT Curatorial Section for approval.

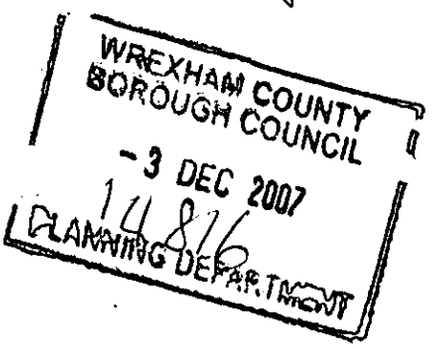
10. Upon receipt of an approved final version of the report a completion notice will be sent to you and a copy to the planning authority. The planning authority may wish to see this as confirmation that the condition has been satisfied.

NigelThornsPlanningConsultancy
CharteredConsultant□Town&CountryPlanning

1 Patricia Drive,Shrewsbury,
Shropshire, SY2 5YU
Tel/Fax (01743) 343660
Mobile (07791) 316173
e.mail NigelThorns@aol.com

Date: 18th November 2007
Your Ref: P/2007/1260 and P/2007/1271
Our Ref: CAS.GR

Chief Planning Officer
Wrexham County Borough Council
Lambpit Street,
Wrexham
LL11 1AR
For the Attention of David Williams



Dear Mr Williams

Min-Y-Dyffryn, Gresford

I refer to the above site and our pre application discussions and meetings.

As you are aware there are currently 2 planning applications relating to the site as follows:

Application P/2007/1260
Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works

Application P/2007/1271
Conservation Area consent for the demolition of existing 2 storey detached dwelling

In an effort to assist the application process and support the scheme I have been asked by Castlemead Homes to provide a supporting statement. I therefore attach for your information 4 copies of a Planning Statement relating to the scheme and I would ask that this information is considered in the determination of the applications.

If there is any further information or clarification required please contact me at the above address.

Yours sincerely

Nigel Thorns

The Royal Town Planning Institute

Nigel Thorns Planning Consultancy Ltd Registered in England and Wales Company Registration Number 4899632 Registered Office 1 Patricia Drive,Shrewsbury, Shropshire, SY2 5YU
VAT Reg. No.: 871 7684 81

See prev. P/2006/0971 TREES

APPLICATION NO. **P/2007/1260**

Address: **Land at Min Y Dyffryn Gresford Road Gresford Wrexham**

Description: **Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.**

Letters sent: **24/10/2007** Deadline: 14/11/07 Case Officer: ~~Simon Greenland~~ DSW

Circulation	Tick	Date & Initial		Tick	Date & Initial
1. Policy	✓	WR 26.10.07	4. Landscape		
2. Trees	✓		5. Built Conservation/Urban Design	✓	26/10/07 PS
3. Ecology			6. Sustainable Development		

BUILDING SURVEYORS

Regs Castlemead

Date received:

Notes to Applicants for Inclusion in Planning Decision:

ENGINEERING SERVICES/LAND DRAINAGE

No obs

JT

4/12/07

Planning Application Checklist

To be completed by Case Officer and returned to Admin Section

P.9/11/01
E.30/11/01

App no: 7/1260/2001

Date rec'd: 23.10

1. Environmental Impact Analysis

- Does the proposal come within the Environmental Impact Assessment regulations? Yes ☐ No ☑
- If YES, is it Schedule 1 or 2? 1 ☐ 2 ☐

SCHEDULE 1

Has Environmental Impact Analysis been submitted? Yes ☐ No ☐

If YES, press advert is required. If NO, letter to applicant is required.

SCHEDULE 2

Is Environmental Impact Analysis required? Yes ☐ No ☑

Has Environmental Impact Analysis been submitted? Yes ☐ No ☐ N/A ☐

If YES, press advert is required. If NO, letter to applicant is required.

2. Press Notices

- Does application require press notices? * Yes ☑ No ☐ *

Departure from Development Plan Yes ☐ No ☐

Affects Right of Way Yes ☐ No ☐

Major development Yes ☐ No ☐

Listed Building Yes ☐ No ☐

Setting of Listed Building Yes ☐ No ☐

* *Character of Conservation Area* * Yes ☑ No ☐ *

3. Ward boundaries

- Is the site near a ward boundary? Yes ☐ No ☑

Notify adjoining Local Member(s) Yes ☐ No ☐

Consult adjoining Community Council(s) Yes ☐ No ☐

Consult adjoining Local Planning Authority Yes ☐ No ☐

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF AN APPLICATION FOR PLANNING PERMISSION

Proposed developments on:-

- LAND AT CORNER OF MOLD ROAD / MAESGWYN ROAD, WREXHAM
- LAND AT HAMPDEN WAY, ACREFAIR
- LAND AT 1 – 4 GRENVILLE TERRACE, STATION ROAD, RUABON
- LAND ADJACENT TO BEVERLEY, CHIRK GREEN, CHIRK

Applications have been received from:-

- GORDON MYTTON DEVELOPMENTS LTD
- MR RICHARD WILLIAMS
- SIR DAVID WATKIN WILLIAMS-WYNN
- BYRONS (HOLDINGS) LTD

For planning permission to:-

- DEMOLISH EXISTING BUILDINGS, REDEVELOPMENT TO PROVIDE RESIDENTIAL DEVELOPMENT AND SHOP/ OFFICE, CONSTRUCTION OF ASSOCIATED CAR PARKING AND NEW VEHICULAR ACCESS
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The proposals are 'major' development

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Proposed development at:-

- 1 ORLEY HOUSE, THE GARTH, GLYN CEIROG

Which is a Listed Building

An application has been received from:-

- SUSAN TURNER

For Listed Building Consent for:-

- INTERNAL WORKS

Proposed development at:-

- MIN Y DYFFRYN, GRESFORD ROAD, GRESFORD

Which is a building in a Conservation Area.

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For Consent to:-

- DEMOLISH THE DWELLING AND ERECT THREE DETACHED TWO-STOREY DWELLINGS WITH GARAGES, CONSTRUCTION OF NEW VEHICULAR PRIVATE DRIVE AND ASSOCIATED EXTERNAL WORKS

The development is within a Conservation Area and would affect the character or appearance of the Area

You may inspect the above application, the plans, and any other documents at the Planning Department, Lambpit Street, Wrexham during normal office hours. If you wish to make representations about the proposal you must write to the Council at Lambpit Street, Wrexham, LL11 1AR before 30 November 2007.

Mr L Isted
Chief Planning Officer

DEDDF CYNLLUNIO GWLAD A THREF 1990
RHYBUDD O GAIS AM GANIATÂD CYNLLUNIO

Datblygiadau arfaethedig yn:-
- TIR AR GORNEL FFORDD YR WYDDGRUG / FFORDD MAESGWYN, WRECSAM
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Mae'r cynigion yn ddatblygiadau 'o bwys'.

DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG AC ARDALOEDD CADWRAETH) 1990

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Sy'n Adeilad Rhestredig

Derbyniwyd cais gan:-
- SUSAN TURNER

Am ganiatâd Adeilad Rhestredig ar gyfer:-
- NEWIDIADAU MEWNOL

Datblygiad arfaethedig yn:-
- MIN Y DYFFRYN, FFORDD GRESFFORDD, GRESFFORDD, WRECSAM

Sef adeilad mewn Ardal Gadwraeth.

Derbyniwyd cais gan:-
- MR GINO PALETTA

Am ganiatâd i:-
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Mae'r datblygiad o fewn Ardal Gadwraeth a byddai'n effeithio ar gymeriad neu olwg yr Ardal

Gellwch archwilio'r cais uchod, y cynlluniau ac unrhyw ddogfennau eraill yn yr Adran Gynllunio, Stryt y Lampint, Wrecsam yn ystod oriau swyddfa arferol. Os dymunwch gyflwyno unrhyw sylwadau mewn perthynas â'r cynigion, mae'n rhaid i chi ysgrifennu at y Cyngor yn Stryt y Lampint, Wrecsam, LL11 1AR cyn 30 Tachwedd 2007.
Mr L Isted
Prif Swyddog Cynllunio

ENVIRONMENT AGENCY "STANDARD ADVICE"

GUIDANCE NOTE FOR DEVELOPERS

It should be noted that this guidance note has not been designed to cover all issues, and where you have any query regarding its contents or other matters associated with the development you should contact the Agency immediately.

General Advice

1. All appropriate pollution control measures should be adopted to ensure that the water environment (both groundwater and surface water) is not polluted. If in any doubt contact the Agency.

2. The written consent of the Agency will be required for any discharge (other than clean roof water) to a watercourse/ditch etc, from the site and may also be required for certain categories of discharges to land. All necessary Agency consents must be obtained prior to works progressing on site.

3. You must prevent any discharge or seepage of cement from a mixer and/or cement slurry from e.g. washing out cement mixers and tools, into any watercourse.

4. If any oils tanks, fuels or chemicals are being stored on the site during the construction phase, they should be sited in an impermeable bunded area the capacity of which should exceed that which is stored by 10%.

5. Waste arising from the development must be disposed of in an appropriate way i.e. to a waste management facility, and where possible it should be re-cycled. Certain wastes, for example asbestos, are classed as Special Wastes and shall only be disposed of to an appropriate facility, licensed to take such wastes.

6. If you intend to import waste onto the site for use as e.g. hardcore or are intending to use controlled waste for construction purposes you must contact the Agency immediately (and well in advance of any material being brought onto the site) to ensure that any necessary Waste Licensing procedures are in place.

7. If during the construction/excavation works any contaminated material is revealed you must contact the Agency immediately.

8. Any works (including temporary works) in, under, over or adjacent to any watercourse may require the formal consent of the Environment Agency prior to works commencing. In accordance with the Agency's "no-culverting" policy, consent for culverting will only normally be granted for site access purposes.

9. Any private sewage treatment / disposal facility must be installed and maintained in accordance with British Standard 6297, and Approved Document H of the Building Regulations 2000 (further details may be available from the local authority Building Control Officer). **(NB Private treatment facilities are not considered environmentally acceptable in publicly sewered areas).**

10. If you intend to amend any of the details submitted in your planning application (e.g. the proposed drainage arrangements) you should contact the Local Planning Authority who may be required to reconsult the Environment Agency.

continued overleaf

11. It is recommended that you consult with the Local Authority's Engineers Department in order to establish that should any surface water drainage from this site be discharged to a watercourse, ditch or culvert (excluding statutory main rivers) that such discharge will not cause or exacerbate any flooding in this catchment. Wher[redacted]r practicable, Sustainable Urban Drainage Systems (SUDS) should be incorporated into the design.

12. It is recommended that you consult with the Local Authority's Engineers Department, who may hold records/additional information in respect of localised flooding problems.

Additional Criteria regarding Agricultural Development

The facilities must, where required, comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 1991, as amended 1997.

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, the person who proposes to have control over any relevant storage installation is required to serve notice on the Agency specifying the type of structure to be used and its location at least 14 days before it is to be used for the keeping or storing of any relevant substance.

Slurry/silage liquor must be stored within a sealed system in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water".

Any manure arising from the process must be stored and disposed of in accordance with the MAFF "Code of Good Agricultural Practice for the Protection of Water."

No manure should be stored within 10m of any watercourse, land drain or ditch.

The development must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

Note: Regarding ALL Development Proposals

The grant of planning permission does not permit activities that require consent, licence, or permit under other legislation. It is the applicant's responsibility to ensure that all relevant authorisations are obtained before work commences. Activities that may require formal Environment Agency approval (or review of an existing authorisation) include:

- Works in, under, over or near a watercourse
- Culverting / diverting a watercourse
- Discharges / emissions to the environment
- Keeping / storage / transfer of waste
- Abstraction of surface water / groundwater
- Fish stocking
- Storage of chemicals, oils or other hazardous materials

Environment Agency consenting procedures can take several months to complete, and early contact is therefore advised. Further information on the Environment Agency's responsibilities can be found on our website: www.environment-agency.gov.uk

WXM Leader, 9/11/07 PLN829

Public Notices

WCBC Wrexham

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

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Which is a building in a Conservation Area.

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Mr L Isted
Chief Planning Officer

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Mr L Isted
Prif Swyddog Cynllunio

MT58701-V1 GLR

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lambpit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk

wrexham
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BWRDEISTREF SIROL
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The Owner/Occupier
1
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Gresford
Wrexham
LL12 8RJ

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007/1260
Date/Dyddiad 30 October 2007
Ask for/Gofynner am David Williams
Direct Dial/Rhif Union 01978 292472
E-mail/E-bost david.williams@wrexham.gov.uk

PLANNING APPLICATION NOTICE

Application Type: Full Planning Application

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

INVESTOR IN PEOPLE

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

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BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
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Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007/1260
Date/Dyddiad 30 October 2007
Ask for/Gofynner am David Williams
Direct Dial/Rhif Union 01978 292472
E-mail/E-bost david.williams@wrexham.gov.uk

PLANNING APPLICATION NOTICE

Application Type: Full Planning Application

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

I have received a planning application for development as described above. An extract from the plan submitted is attached to help you identify the site.

I would be interested to know whether you have any comments to make on the application. Full details are available at my office (open during normal working hours) in Lambpit Street, Wrexham. If you have any enquiries please contact the case officer (details given above)

You should let me have any comments in writing not later than 21 days from the date of this letter. I can only answer questions if you phone or visit the office. Any letter you send will be placed on the file and will be available for anyone to read. If you do write, I will tell you the Council's decision in due course. You are welcome to tell other people about this letter if you wish. Any views they wish to send will be given the same consideration.

Over the page you will find some guidance on procedures and matters which can be considered. Please read these carefully before you reply.

Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
Ffoniwch 01978 292016 am eich copi

This leaflet is available in accessible formats
Please phone 01978 292016 for information

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lambpit Street, Wrexham. LL11 1AR Tel: 01978 292016 Fax: 01978 292502 Minicom 01978 292067
Stryt y Lampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

The Owner/Occupier
Spring Cottage
The Green
Gresford
Wrexham
LL12 8RG

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007/1260
Date/Dyddiad 30 October 2007
Ask for/Gofynner am David Williams
Direct Dial/Rhif Union 01978 292472
E-mail/E-bost david.williams@wrexham.gov.uk

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Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

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Stryt y Lampint, Wrecsam. LL11 1AR Ffôn: 01978 292016 Ffacs: 01978 292502 www.wrexham.gov.uk

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

The Owner/Occupier
The Vicarage
The Green
Gresford
Wrexham
LL12 8RG

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007/1260
Date/Dyddiad 30 October 2007
Ask for/Gofynner am David Williams
Direct Dial/Rhif Union 01978 292472
E-mail/E-bost david.williams@wrexham.gov.uk

PLANNING APPLICATION NOTICE

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Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
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Chief Planning Officer/Prif Swyddog Cynllunio
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wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

The Owner/Occupier
Cedar Hall
The Green
Gresford
Wrexham
LL12 8RG

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007/1260
Date/Dyddiad 30 October 2007
Ask for/Gofynner am David Williams
Direct Dial/Rhif Union 01978 292472
E-mail/E-bost david.williams@wrexham.gov.uk

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wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

The Owner/Occupier
Station House
Gresford Hill
Gresford
Wrexham
LL12 8RH

Your Ref/Eich Cyf	
Our Ref/Ein Cyf	P/2007/1260
Date/Dyddiad	30 October 2007
Ask for/Gofynner am	David Williams
Direct Dial/Rhif Union	01978 292472
E-mail/E-bost	david.williams@wrexham.gov.uk

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COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

The Owner/Occupier
Temple Mead
Gresford Hill
Gresford
Wrexham
LL12 8RH

Your Ref/Eich Cyf	
Our Ref/Ein Cyf	P/2007/1260
Date/Dyddiad	30 October 2007
Ask for/Gofynner am	David Williams
Direct Dial/Rhif Union	01978 292472
E-mail/E-bost	david.williams@wrexham.gov.uk

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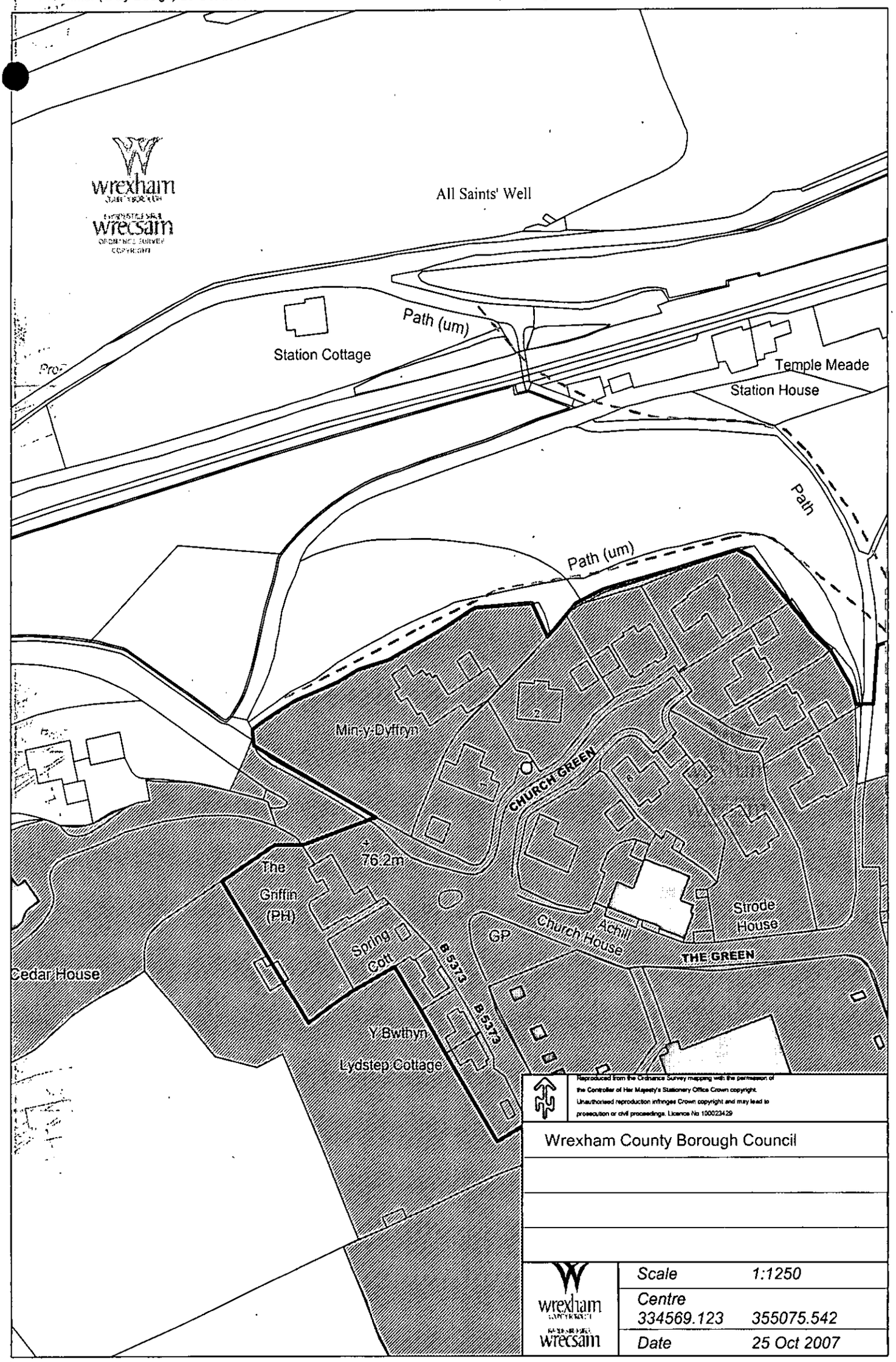
Lawrence Isted
Chief Planning Officer

Mae'r sylwad hon ar gael yn Gymraeg
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INVESTOR IN PEOPLE
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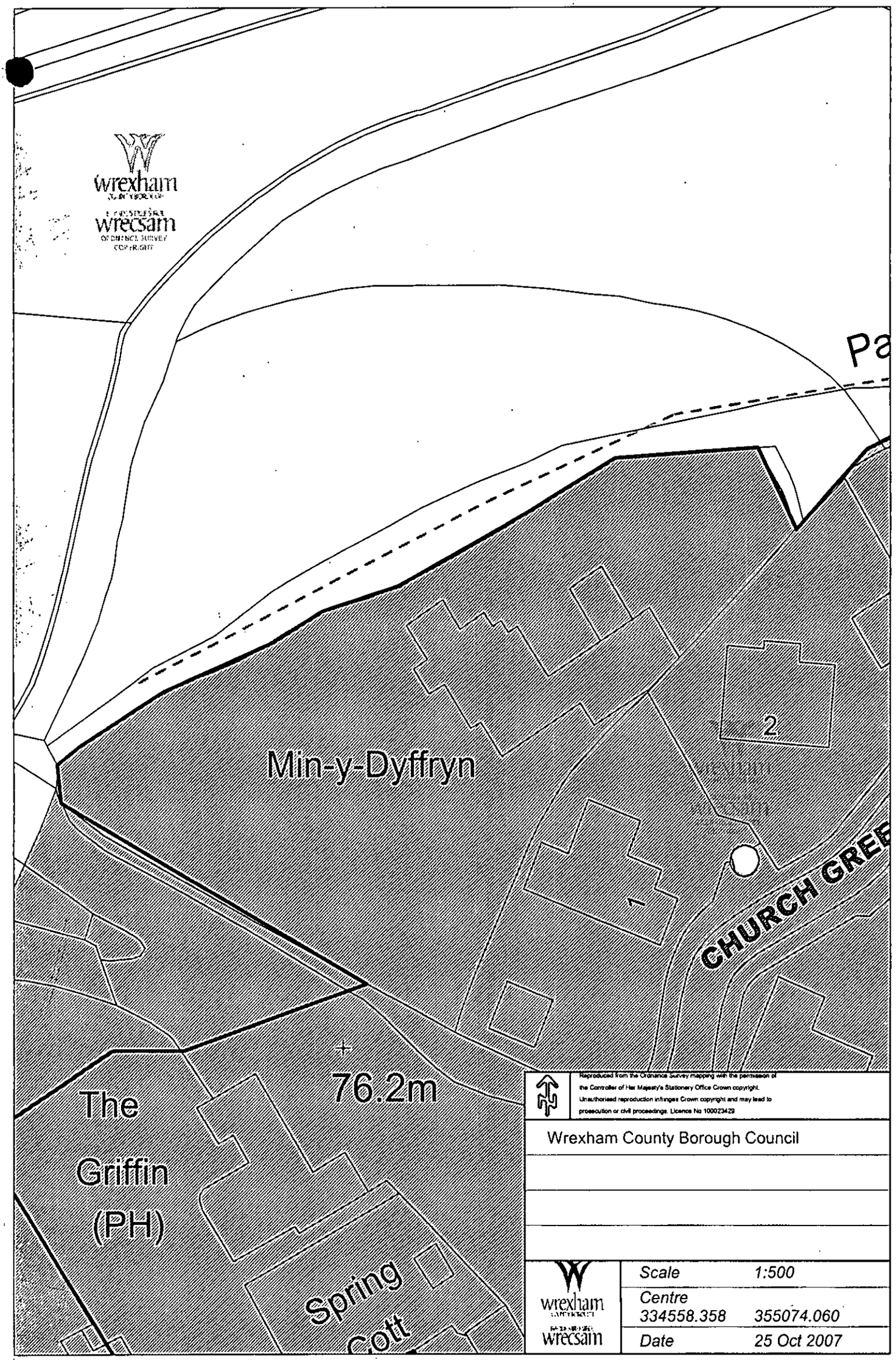


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Wrexham County Borough Council

Scale	1:1250
Centre	
334569.123	355075.542
Date	25 Oct 2007

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Wrexham County Borough Council

Scale	1:500
Centre	
334558.358	355074.060
Date	25 Oct 2007

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lar[redacted]t Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Castlemead Homes Ltd
33
Grosvenor Road
Wrexham
LL11 1BT

Your Ref/Eich Cyf
Our Ref/Ein Cyf P/2007 /1260
Date/Dyddiad 24 October 2007
Ask for/Gofynner am Simon Greenland
Direct Dial/Rhif Union 01978 292509
E-mail/E-bost simon.greenland@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Thank you for your application, which I received on 23/10/2007. I am still examining your application form and the accompanying plans and documents to see whether they comply with the law. If I find that your application is not valid because it does not comply with the statutory requirements, then I shall write to you again, as soon as I can.

The officer dealing with this case is Simon Greenland who can be contacted on Wrexham 01978 292509. If by 17/12/2007:-

- you have not been told that your application is invalid; or
- you have not been told that your fee cheque has been dishonoured; or
- you have not been given a decision in writing; or
- you have not agreed in writing to extend the period in which a decision may be given,

then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990. You should appeal within 6 months and you should use the form which you can get from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, telephone (02920) 825111. This does not apply if your application has already been referred to the National Assembly for Wales.

Yours faithfully,

Chief Planning Officer

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

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wrexham
wrecsam

Local Authority BUILDING CONTROL

Llywodraeth Leol RHEOLAETH ADEILADU

POSITIVE ABOUT DISABLED PEOPLE

GADARNHAOL I BOBL ANABL

BUDDSODDWYR MEWN POBL
INVESTORS IN PEOPLE

Transaction details/
Manylion pryniant

Ref. No.	P/2007/1260
Pay Type	Cheque
Pay Amt.	948.00
Cashier No.	ADM
Pay Date	231007
Trans. Ref.	PLAN01010109
Fund Name	Planning Applications
Vat Code	N
Vat Rate	0.00
Vat Amt.	0.00

Vat No / Rhif TAW: 666 6161 14

If you have any suggestions on how we can improve our service, please contact 01978 292016

Os oes gennych unrhyw awgrymiadau ar sut gallwn wella ein gwasanaeth, ffoniwch 01978 292016

contact / cysylltwch

www.wrexham.gov.uk/planning

PLANNING/CYNLLUNIO

Chief Planning Officer/Prif Swyddog Cynllunio
Lambpit Street, PO Box 1290, Wrexham LL11 1WL
Stryt y Lampint, Blwch SP 1290, Wrecsam. LL11 1WL

General Enquiries/Ymholiadau Cyffredinol
01978 292016

Administration/Gweinyddiaeth
01978 292016

Planning Control/Rheoli Cynllunio
01978 292017

Planning Enforcement/Gorfodaeth Cynllunio
01978 292018

Planning Policy/Polisi Cynllunio
01978 292013

Planning Environment/Amgylchedd Cynllunio
01978 292019

Building Control/Rheoli Adeiladu
01978 292050

Grants/Grantiau
01978 292050

Fax No./Rhif Ffacs
01978 292502

www.wrecsam.gov.uk/cynllunio

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lan[redacted] Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL
CYNGOR wrecsam

Gresford Community Council
Mr Maurice Paddock DMA, ACIS
23 Richmond Road
Wrexham
LL12 8AA

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

I have received a planning application for development in your Community. I enclose a full set of the application documents as submitted by the applicant/agent. I would be pleased to receive any comments that your Council may wish to make. The case officer Simon Greenland (telephone number 01978 292509) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Any comments must be received within 21 days of the date of this letter unless you have agreed an extension of time. Initial comments are also helpful if an extension of time is required.

Yours faithfully

Chief Planning Officer

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lar[redacted]t Street, Wrexham, LL11 1AR
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www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL
CYNGOR wrecsam

Councillor A C Bailey
Woodvale
Pant Lane
Gresford
Wrexham
LL12 8EU

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

Dear Councillor,

Town and Country Planning Act, 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham
Grid Ref: E 334566 N 355076

I have received a planning application for the proposal described above. I enclose a plan showing the location of the site and would be pleased to learn of any comments you may have. If you would like more information, the case officer Simon Greenland, telephone number 01978 292509 would be pleased to show you the details or discuss the proposal with you.

I would be grateful for the return of the tear-off slip below within 21 days of the date of this letter.

Yours sincerely

Chief Planning Officer

Councillor A C Bailey
Application No: P /2007 /1260
Location: Land at Min Y Dyffryn Gresford Road Gresford Wrexham

I have no observations to make on the proposal

I have the following observations to make (overleaf)

Signed: **Date:**

LMPLANA.DOC
INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lan[redacted] Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
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www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Wrexham Access Group
P O Box 2289
Wrexham
LL11 0EW

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Grid Ref: E 334566 N 355076

I have received a planning application which includes an Access Statement for the development mentioned above. I believe this is one where you may have comments that you may wish the Council to consider before a decision is made.

I enclose the relevant documents as submitted by the applicant/agent. The case officer Simon Greenland (telephone number 01978 292509) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Please ensure that any comments you do wish to make are received in writing within 28 days of the date of this letter.

Yours faithfully

Chief Planning Officer

CONACCES.DOC

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lar[redacted] Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
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www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Chief Transportation & Asset Management Officer
F A O Mr M Wright
Crown Building, Chester Street
Wrexham
LL11 8BG

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

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Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Grid Ref: E 334566 N 355076

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Chief Planning Officer

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Chief Planning Officer/Prif Swyddog Cynllunio
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www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL
CYNGOR wrecsam

Chief Housing & Public Protection Officer
Ruabon Offices
Public Protection Dept.
High Street
Ruabon
Wrexham
LL14 6NH

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
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24 October 2007
Simon Greenland
01978 292509
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www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Environment Agency
Llwyn Brain
Ffordd Penlan, Parc Menai
Bangor
Gwynedd
LL57 4DE

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

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BUDDSODDWR MEWN POBL

Chief Planning Officer/Prif Swyddog Cynllunio
Lawrence Isted

Lar[redacted] Street, Wrexham, LL11 1AR
Stryt y Lampint, Wrecsam, LL11 1AR
Tel/Ffôn: 01978 292016 Fax/Ffacs: 01978 292502 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk

wrexham COUNCIL CYNGOR wrecsam

Welsh Water - Dwr Cymru
P.O. Box 10
Treharris
CF466XZ

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2007 /1260
24 October 2007
Simon Greenland
01978 292509
simon.greenland@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works.
Land at Min Y Dyffryn Gresford Road Gresford Wrexham

Grid Ref: E 334566 N 355076

I have received a planning application for the development mentioned above.
I believe this is one where you may have comments that you may wish the Council to consider before a decision is made.

I enclose a full set of the application documents as submitted by the applicant/agent. The case officer Simon Greenland (telephone number 01978 292509) would be pleased to try and provide further information should you require it. Please do not hesitate to get in touch.

Please ensure that any comments you do wish to make are received in writing within 28 days of the date of this letter.

Yours faithfully

Chief Planning Officer

INVESTOR IN PEOPLE
BUDDSODDWR MEWN POBL

P/2007/1260

K948
008893.

Town and Country Planning Act 1990

Application Form Part 1

Application for Planning Permission or Approval of Details of Development

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Please read **Notes for Applicants** before completing this form. All questions must be answered. Please use block capital letters. Five copies of this form are required.

1. Name and Address of Applicant

Name of Applicant: MR. GINO PALETTA

Address: 'BRYN ISSA', VICARAGE LANE, GRESFORD, WREXHAM,

Post Code: LL 12 8UW Telephone: MOBILE : 07771912449

Fax: — Email: —

2. Name and Address of Agent (if any)

Name of Agent: CASTLEMEAD HOMES LIMITED,

Address: 33 GROSVENOR ROAD, WREXHAM, F.A.O: TIM JONES.

Post Code: LL 11 1BT. Telephone: 01978 340772

Fax: 01978 352654 Email: tjones@castlemead-ltd.co.uk

3. Details of Application

What type of planning permission are you applying for?

(Only one permission type should be ticked Yes):

WREXHAM COUNTY BOROUGH COUNCIL
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a) **Outline Planning Permission** Yes____ No ✓

Please tick any of the following details which are reserved for subsequent approval:

Siting ____ Landscaping ____

Design ____ Access ____ External Appearance ____

b) **Full Planning Permission** Yes ✓ No____

In most cases this will include change of use applications.

c) **Approval of Reserved Matters** Yes____ No ✓

Following the grant of outline permission.

Please state the **Code No** and **Date** of the outline permission.

Code Number: _____ Date:_____

d) **Renewal of a Temporary Permission** Yes____ No ✓

Or permission for retention of a building, or continuance of use without complying with a condition subject to which planning permission has been granted.

Please state the **Code No** and **Date** of the previous permission.

Code Number: _____ Date:_____

Please identify particular Condition: _____

(See Note 1, Notes for Applicants.)

4. Particulars of Site

Full address or location of the land to which this application relates if different from (1):

LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373)
GRESFORD,
WREXHAM
LL12 8RG.

State Applicant's interest in the land (i.e. owner, prospective purchaser, tenant etc):

OWNER.

Area of site measured in hectares/square metres: 0.524 ACRES.
2,122.7 SQ. METRES
0.212 HA

Please edge this land in **red** on the plan. If you own/control any other nearby land, please edge it in **blue** on the plan. (See Note 3, Notes for Applicants.)

5. Particulars of Proposal

Brief particulars of proposed development, including the proposed use of land/buildings:

ERECTION OF THREE DETACHED 2-STOREY DWELLINGS AND DETACHED GARAGES, TOGETHER WITH A NEW VEHICULAR PRIVATE DRIVE ACCESS AND ALL ASSOCIATED EXTERNAL WORKS.

Does the proposal involve new building(s)? Yes ✓ No ____

Does the proposal involve any demolition of buildings? Yes ✓ No ____

If residential development state number of dwellings: 3

If the application is for any purpose other than residential, please also complete **Application Form Part 2.** (See Note 8, Notes for Applicants.)

State materials, colour and texture of the following:

i) External walls and chimneys FACING BRICK AND RENDER
ii) Roof and ridges CONCRETE INTERLOCKING ROOFTILES.
iii) Boundary walls/fences FACING BRICK AND CLOSE BOARDED TIMBER.

6. Present or Previous use of Land or Buildings

Does the proposal involve a change of use: Yes ____ No ✓

Please state the present use of building / land: PRIVATE DETACHED DWELLING AND GARDEN AREA.

If vacant, please state the last known use: CURRENTY BEING RENTED OUT.

Duration of present / last known use: APPROXIMATEY 50 + YEARS.

7. Highway Considerations

Does the proposal involve the construction of new access to highway:

New Vehicular access Yes ✓ No _____

New Pedestrian access Yes ✓ No _____

Does the proposal involve the alteration of existing access to highway:

Alteration to Vehicular access Yes ✓ No _____

Alteration to Pedestrian access Yes ✓ No _____

Are there any public rights of way on or adjacent to the site other than the road giving access?

(e.g. public footpath, bridleway etc) Yes ✓ No _____

8. Drainage

Describe how surface water will be disposed of: INTO PRIVATE STORM-WATER SOAKAWAYS

Describe how foul water will be dealt with: INTO EXISTING FOUL WATER MAINS SEWER.

9. Trees and Landscaping

Are there any trees on or adjoining the site? Yes ✓ No _____

Are there any trees to be felled? Yes ✓ No _____

If Yes to either of above, please indicate position of trees on plan.

PLEASE SEE SURVEY PLAN DWG. Nº : MYD-06

Are there any landscaping/planting proposals? Yes _____ No ✓

If yes, please describe below and show on plan. _____

DETAILS OF A HARD & SOFT LANDSCAPING PROPOSAL TO BE AGREED AT A LATER DATE WITH THE L.P.A.

10. Checklist

The following items need to be submitted to the Planning Department to enable this application to be determined:

1 5 copies of this completed application form: ✓

2 5 copies of a location plan. (See '11. Additional Notes' d): ✓

3 5 copies of all detailed plans (if required): ✓

4 A Certificate of Ownership. (See '11. Additional Notes' b): ✓

5 The appropriate fee. (See Guide to Fees Payable): £948-00

11. Additional Notes

a Please read **Notes for Applicants**, before filling in this form. If you require help filling in this form, staff in the Planning Department will be pleased to assist. Telephone: Wrexham (01978) 292016, or call in to the Planning Department at the address below.

b A **Certificate of Ownership** must accompany this application, unless you are seeking approval of reserved matters. (See note 6 of Notes for Applicants).

c If your application, either in whole or in part relates to development of an industrial, office, warehousing storage or of a shopping nature, you should also fill in **Application Form Part 2** which is available separately from the Planning Department or on this website.

d Ordnance Survey maps of a scale suitable for location plans are available for all areas within the County Borough of Wrexham. These plans may be purchased (see Guide to Fees Payable) from the Planning Department at the time you submit this application.

12. Declaration

I/We wish to apply for: (please tick)

a Planning permission to carry out the development described in this application and the accompanying plans. ✓

b Planning permission to retain buildings or works already constructed or carried out, or a use of land in retrospect as described in this application and accompanying plans. ____

c Approval of details that were reserved in the outline permission and are described in this application and the accompanying plans. ____

Signed: (MR. T.M. JONES)

On behalf of: MR. G. PALETTA
(Insert applicant's name if signed by an agent.)

Date: OCTOBER 22ND 2007.

Please return the items shown on the checklist to:

Planning Department, Wrexham County Borough Council, Lambpit Street, PO Box 1290, Wrexham LL11 1WL.

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

wrexham COUNTY BOROUGH
BWRDEISTREF SIROL wrecsam

Certificate of Ownership and Agricultural Holding

Under Article 7 of the Above Order

Either Certificate A or Certificate B needs to be completed and in all cases the Certificate of Agricultural Holding in order to validate your planning application or appeal. Two boxes need to be signed and dated.

Certificate A

To be completed if the applicant is the freeholder or holds a lease of more than 7 years.

Statement of Ownership

- I certify that on the day, 21 days before the date of the accompanying planning application/~~planning appeal~~,* that I was the owner of **all** the land to which the planning application/~~planning appeal~~* relates.

* *Delete where applicable*

Signed: (MR. T.M. JONES).

On behalf of: MR. G. PALETTA.

Date: OCTOBER 22ND 2007

WREXHAM COUNTY BOROUGH COUNCIL
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OR

Certificate B

To be completed if the applicant is other than the owner.

Statement of Required Notice

- I certify that I have given the required notice to everyone else who on the day, 21 days before the date of the accompanying planning application/planning appeal*, were owners of all or part of the land to which the planning application/planning appeal* relates.

* *Delete where applicable*

NOT APPLICABLE

Owners Name:. _____

Address at which notice was served: _____

_____

Date on which notice was served: _____

Signed: _____

On behalf of: _____

Date: _____

AND

Certificate of Agricultural Holding:

To be completed in all cases.

Statement of Agricultural Holdings

Please delete the statements which do not apply. If the Applicant is the sole agricultural tenant please delete the first statement and write "not applicable" across the second statement. If the Applicant is not the sole agricultural tenant please delete the first statement and complete the second statement.

- None of the land to which this planning application/~~planning appeal~~* relates forms part of an agricultural holding. ✓

- I have given the required notice to every person (other than myself) who on the day, 21 days before the date of the accompanying planning application/planning appeal,* I was a tenant of an agricultural holding on all or part of the land to which the planning application/planning appeal* relates.

**Delete where applicable*

NOT APPLICABLE.

Name of Tenant: _____

Address at which notice was served: _____

_____

Date on which notice was served: _____

Signed: _____ (MR. T.M. JONES)

On behalf of: MR. G. PALETTA.

Date: OCTOBER 22ND, 2007

Statement of Owners Rights – The grant of planning permission does not affect the owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of Agricultural Tenants' Rights – The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.



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• LOCATION PLAN AS EXISTING • SCALE - 1:1250 DWG. Nº MYD-01 • REV. •

• LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

P/2007/1260

ACCESS STATEMENT

Min-Y-Dyffryn, Gresford

Site Location and Accessability

Planning Policy Wales identifies sustainability as a core element of policy, noting at paragraph 2.1:

> "The Assembly will promote sustainable development, that is, development that meets the needs of the present without compromising the ability of future generations to meet their own needs"

Policy PS4 of the Unitary Development Plan states that:

> "Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The proposed development assists in sustainable development because it is located within the settlement boundary of Gresford close to the 'District Shopping Centre' within the settlement. There are a range of shops, schools, healthcare, community and leisure facilities within easy walking distance.

The site also has good access to public transport with bus routes nearby, which give access to the surrounding settlements including Wrexham.

Vehicular Access

The scheme proposes a single access point onto the B5373 Gresford Road.

A traffic survey was undertaken by Gareth Williams of 'Cyfrifau Cymru' Traffic Data Services on the 19th April 2006. The resultant analysis of the data shows 85%ile speeds of 25mph & 27mph at 45 metres north (towards Llay) and 45 metres south (towards Gresford) respectively.

These visibility requirements are exceeded in the proposed scheme and therefore the access meets the requirements of Welsh Office Technical Advice Note 18 (Transport)

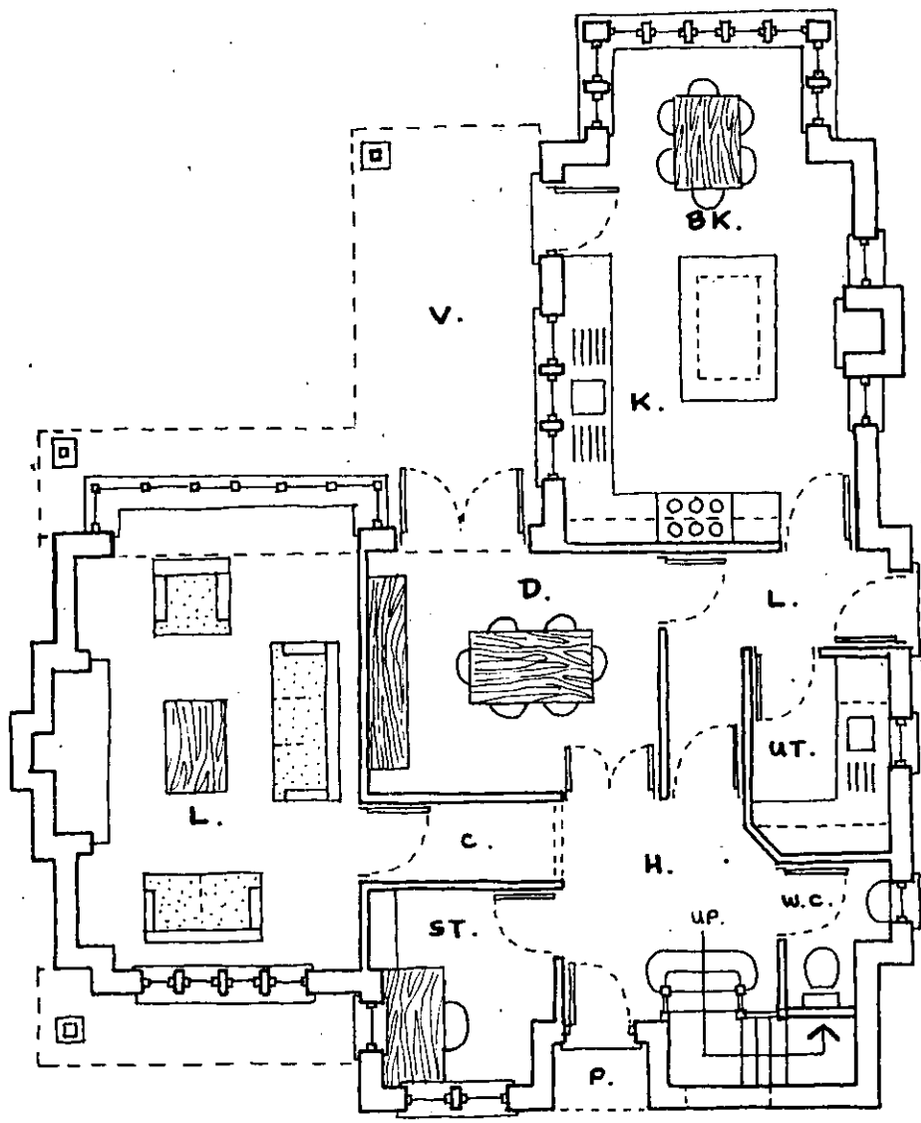
Parking

The Council's 'Local Planning Guidance Notes No 16 - Parking Standards' suggests that 3 and 4 bedroom houses are provided with 3 spaces and 5 bedroom units provided with 4 spaces.

Plot 1 and 3 are 4 bedroom units, and are allocated 3 spaces each. Plot 2 is a 5 bedroom unit and is allocated 4 spaces. The scheme complies with the relevant Local Planning Guidance Note.

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Castlemead
HOMES LIMITED



WREXHAM COUNTY BOROUGH COUNCIL
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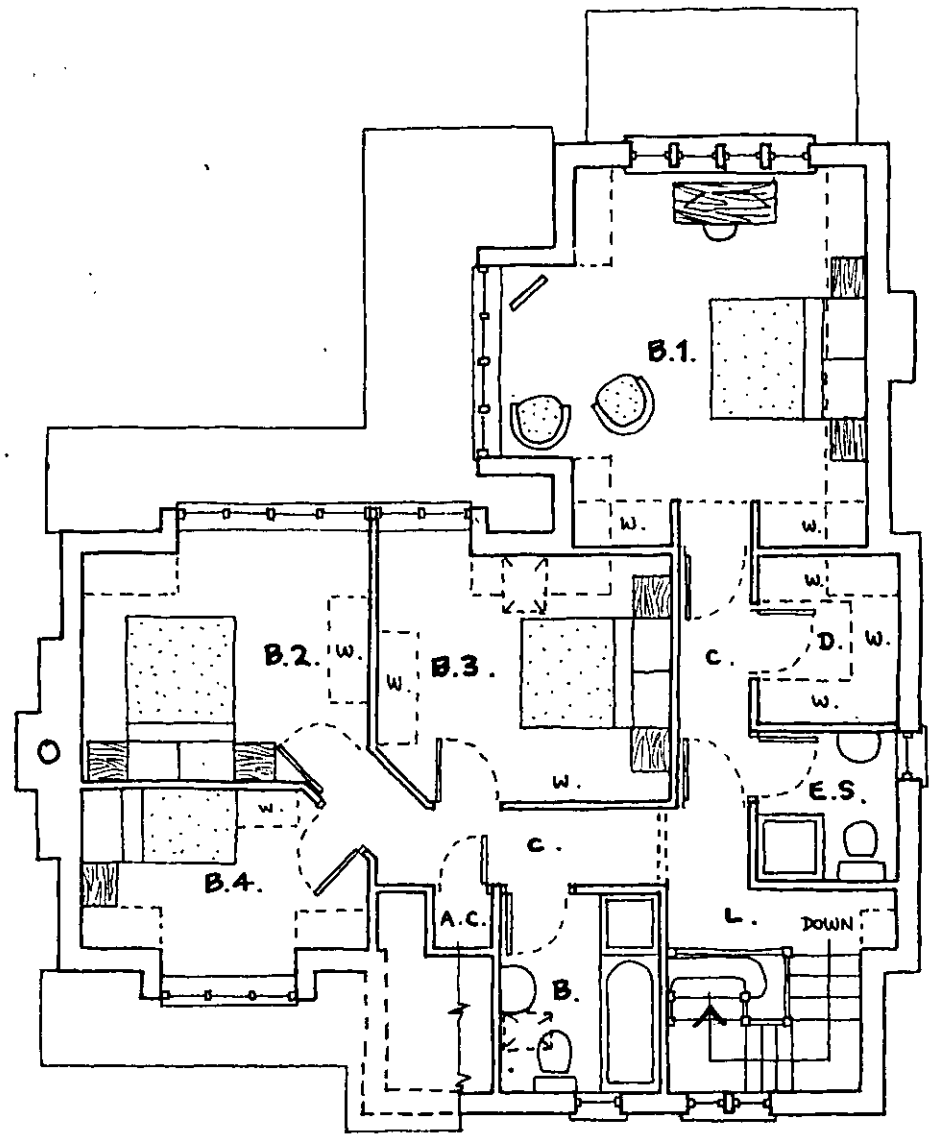
P/2007/1260

PLOT 1 :
GROUND FLOOR.

SCALE 1:100.

DWG Nº: MYD~10.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 1 :
FIRST FLOOR
SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
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DWG.Nº: MYD~ 11.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 1.

FRONT ELEVATION. (SOUTH-WEST).

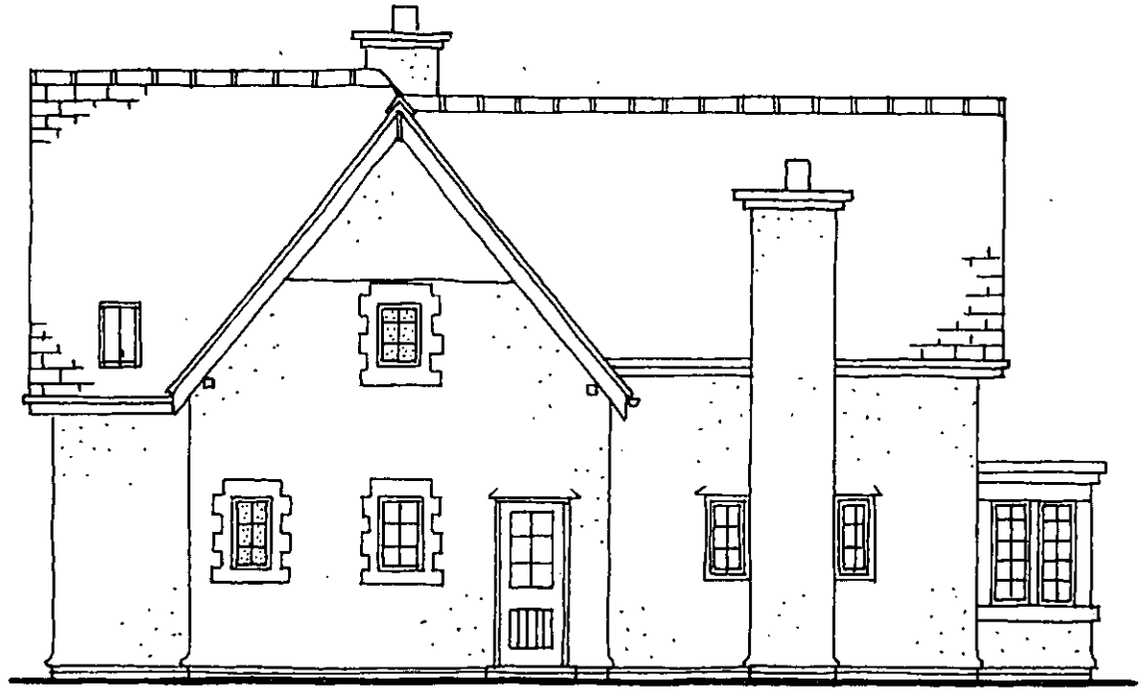
SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
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DWG.Nº : MYD ~ 12.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



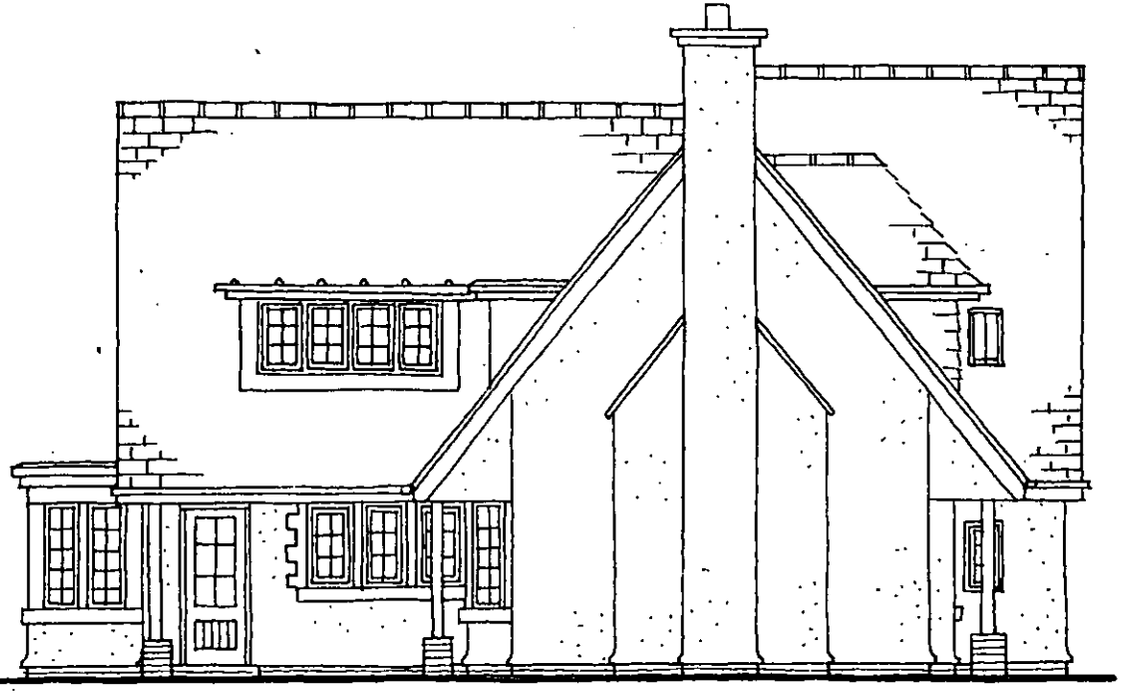
PLOT 1.
SIDE ELEVATION. (SOUTH-EAST).
SCALE 1:100.

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DWG.Nº: MYD - 13.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.•



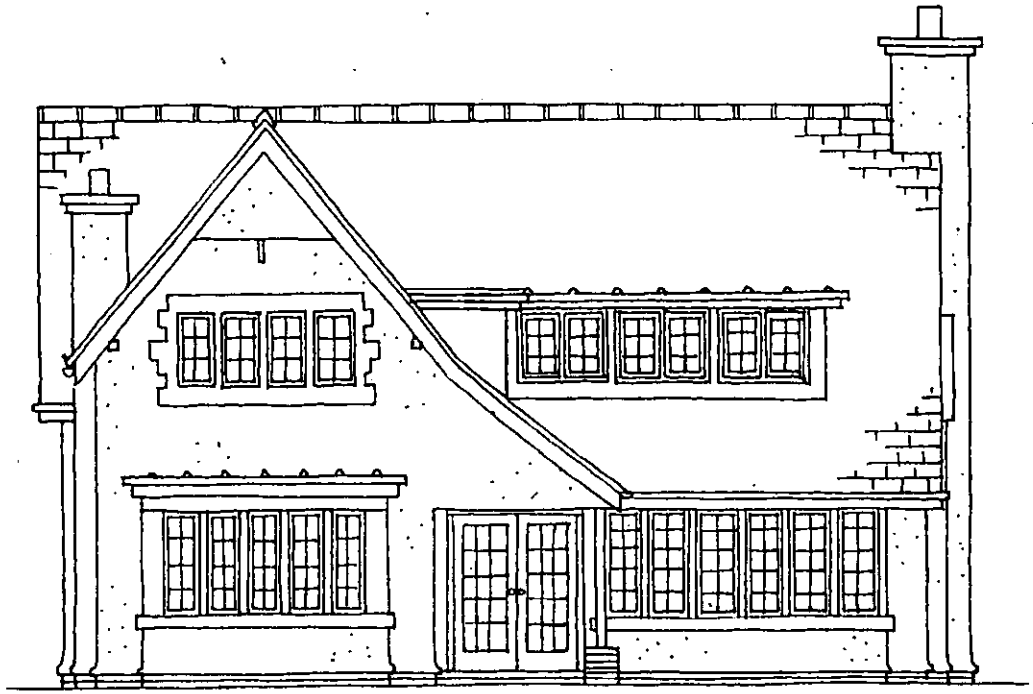
PLOT 1.
SIDE ELEVATION. (NORTH-WEST).
SCALE 1:100.

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DWG.Nº: MYD-14.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



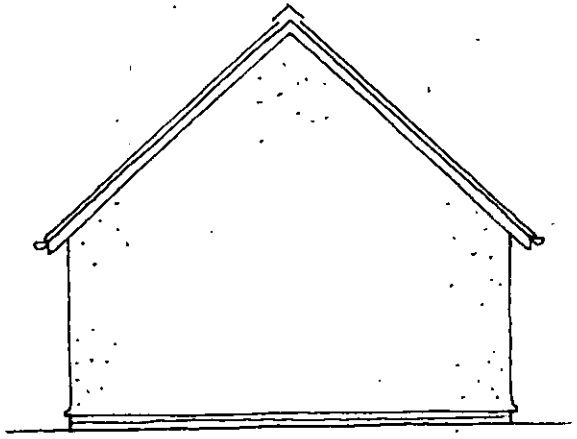
PLOT 1.
REAR ELEVATION. (NORTH-EAST).
SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
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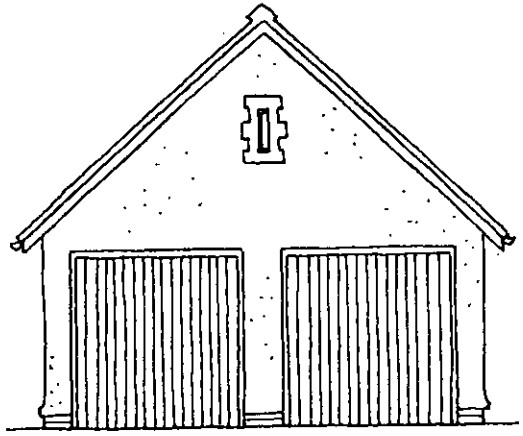
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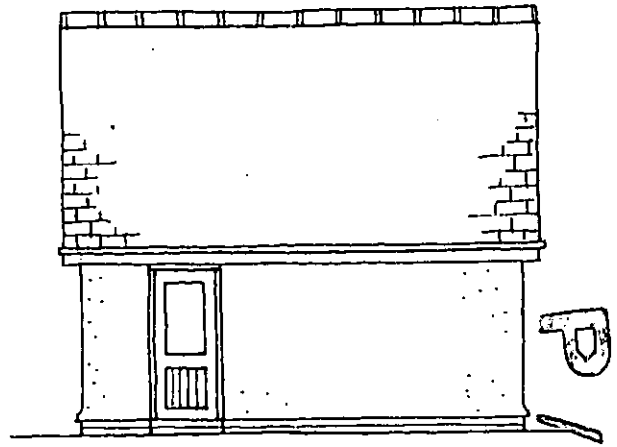
•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



REAR ELEVATION



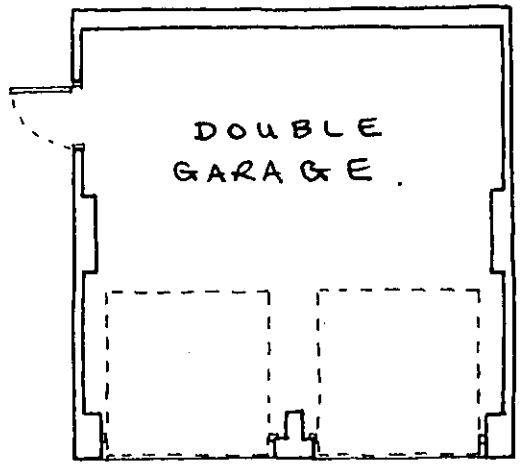
FRONT ELEVATION



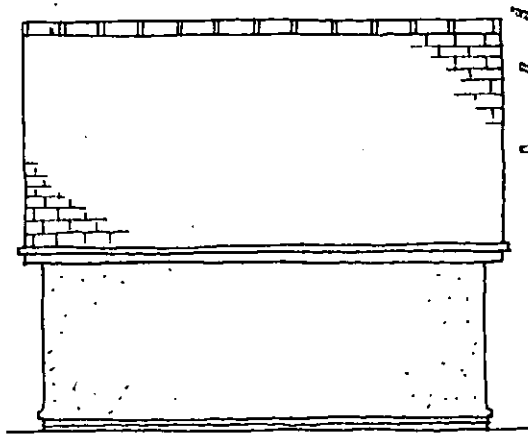
SIDE ELEVATION.

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GROUND FLOOR PLAN.



SIDE ELEVATION.

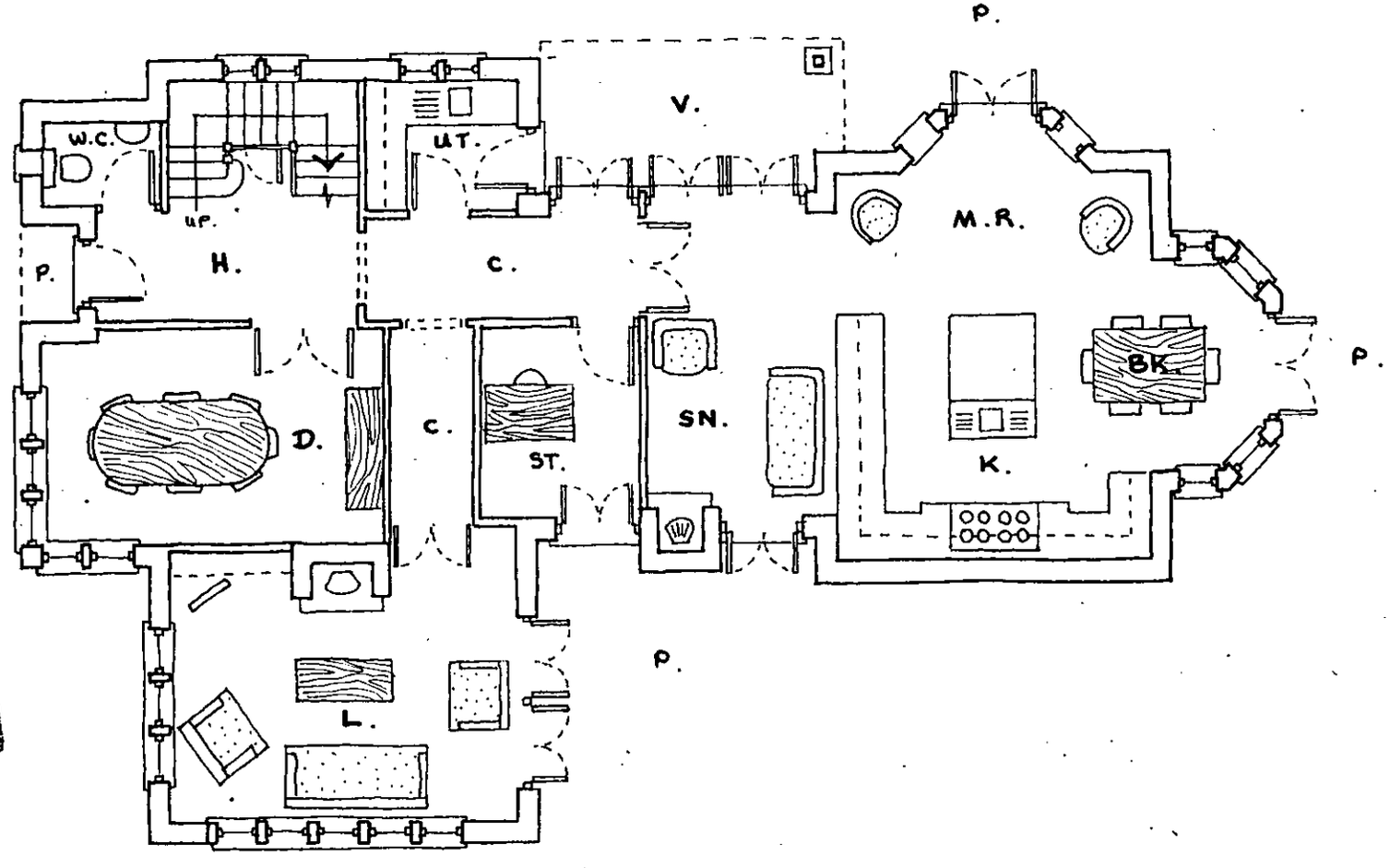
PLOT : 1

GARAGE PROPOSALS.

SCALE 1:100.

DWG. Nº: MYD-16.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



WREXHAM COUNTY BOROUGH COUNCIL
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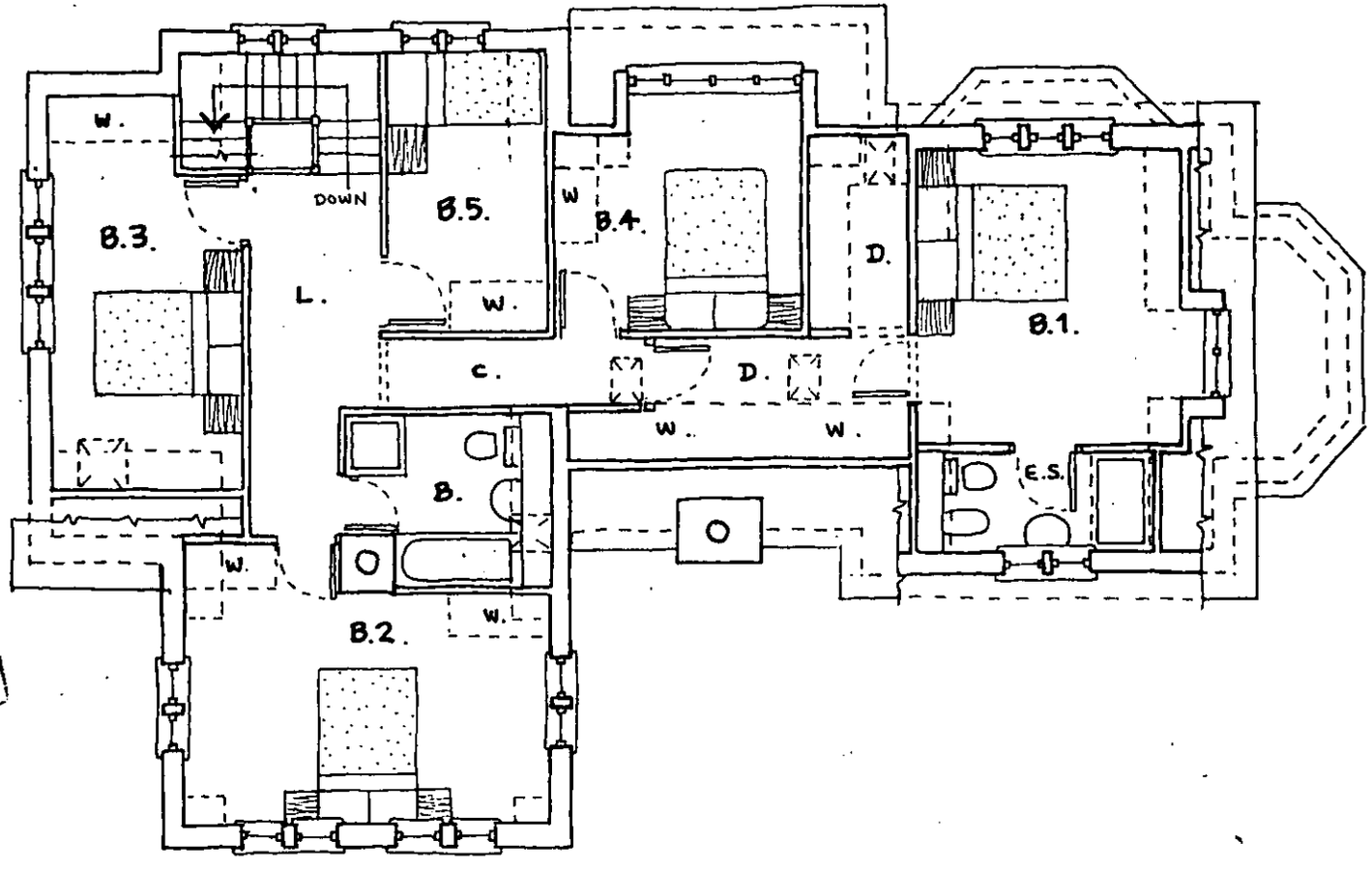
PLOT 2.

GROUND FLOOR

SCALE 1:100.

DWG.Nº: MYD ~ 17.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



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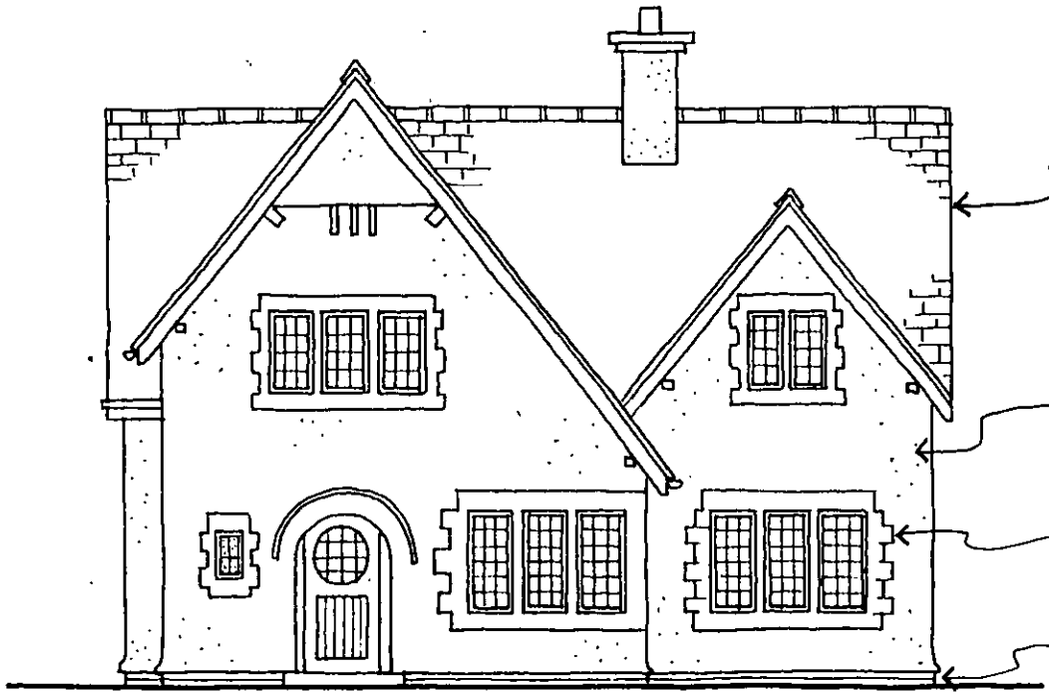
PLOT 2.

FIRST FLOOR

SCALE 1:100.

DWG. Nº: MYD~18.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



FRONT ELEVATION. (SOUTH-WEST).

PLOT : 2.

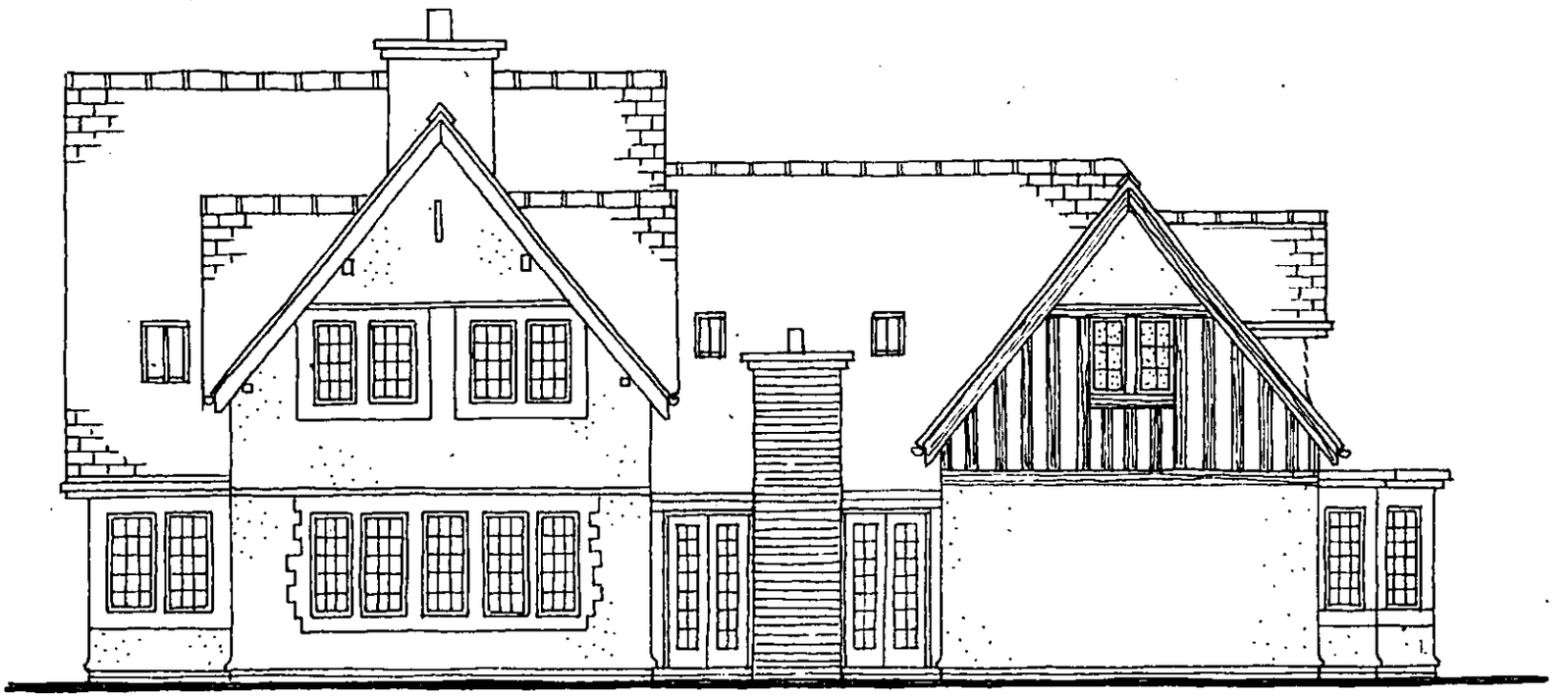
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DWG.Nº : MYD - 19.

LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 2.

SIDE ELEVATION. (SOUTH-EAST).

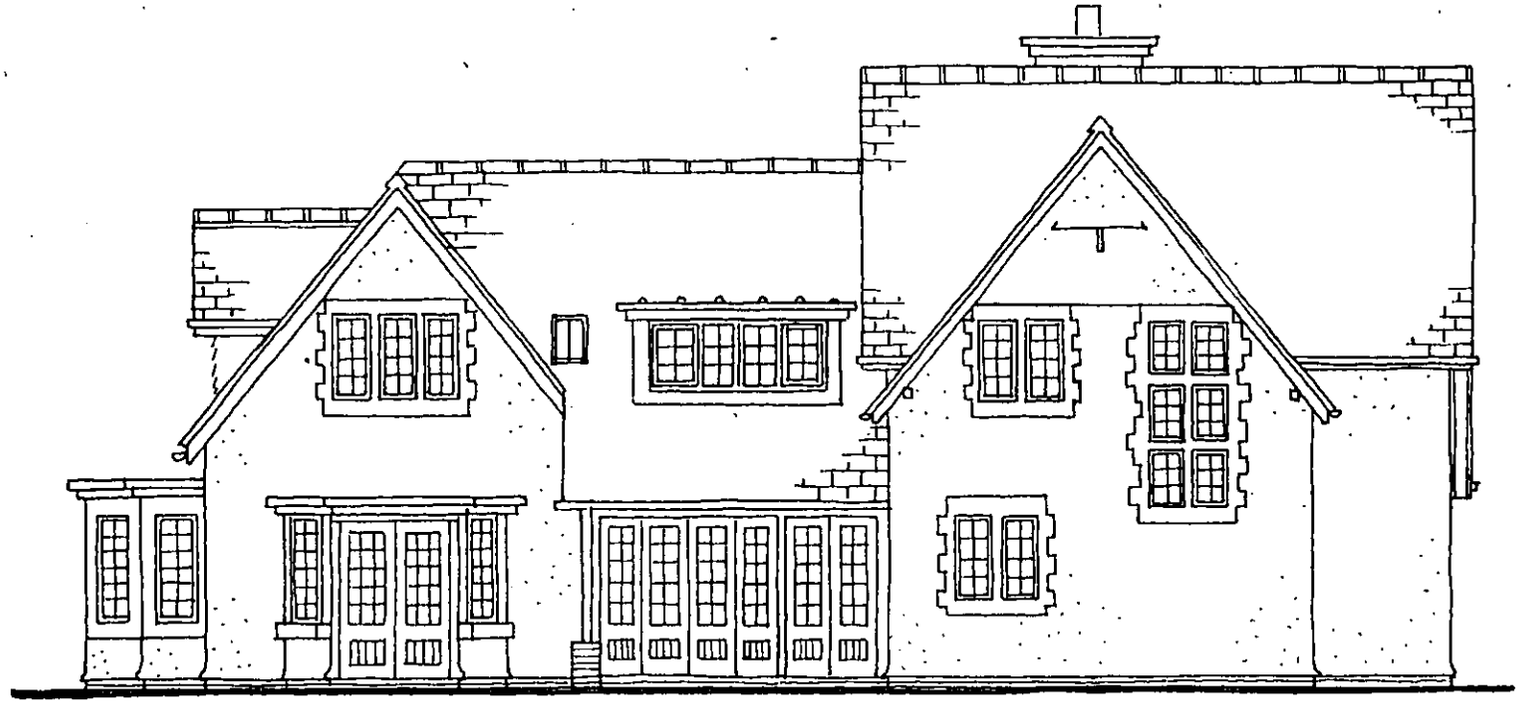
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WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
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DWG.Nº: MYD - 20.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 2.

SIDE ELEVATION. (NORTH-WEST).

SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

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DWG.Nº: MYD-21.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 2.

REAR ELEVATION. (NORTH-EAST).

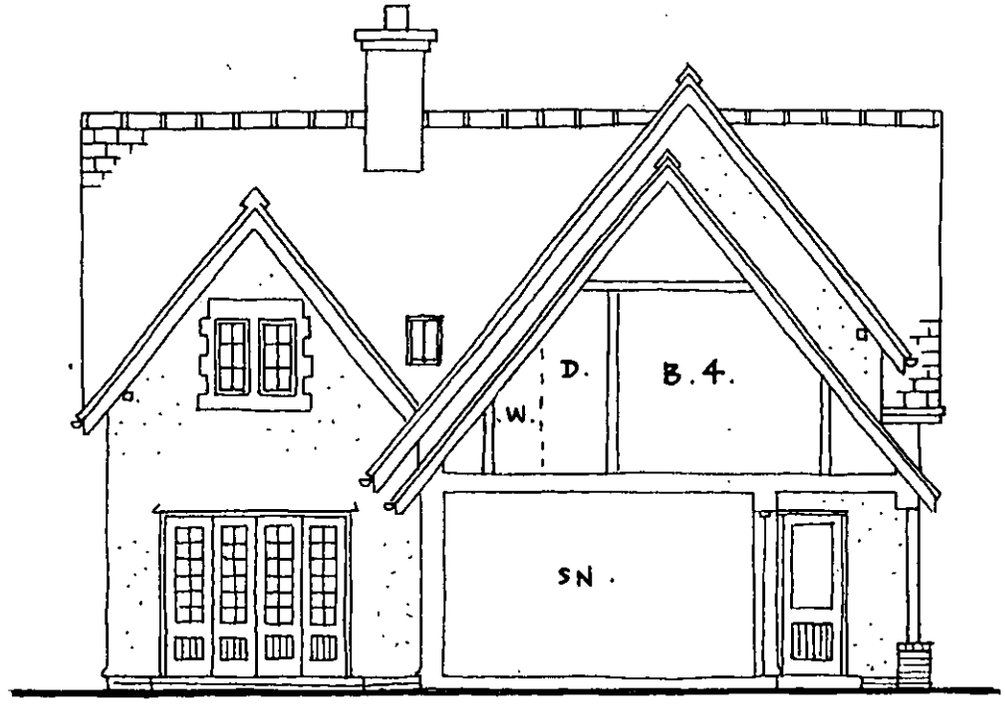
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WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

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DWG.Nº: MYD-22.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



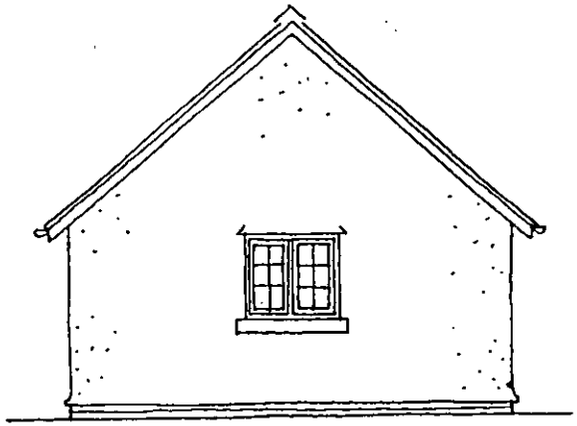
PLOT 2.
REAR ELEVATION | SECTION.
SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

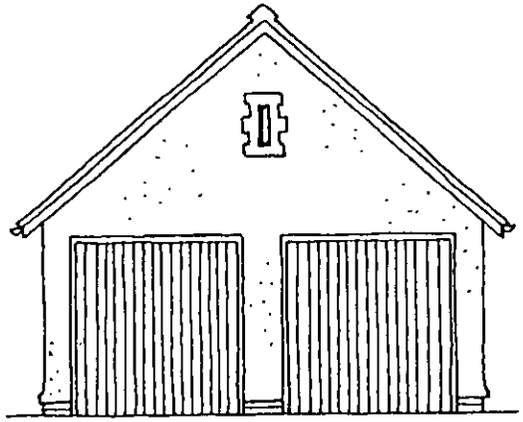
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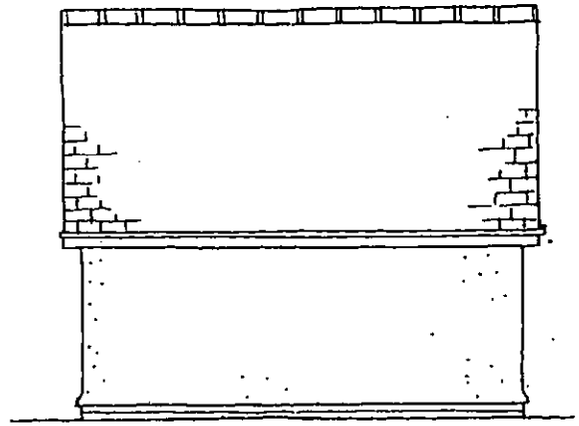
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REAR ELEVATION



FRONT ELEVATION

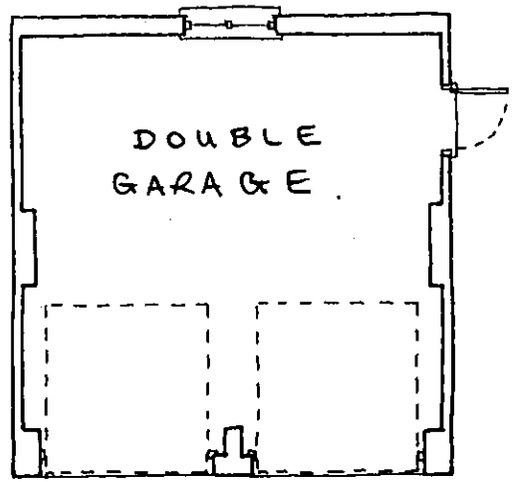


SIDE ELEVATION.

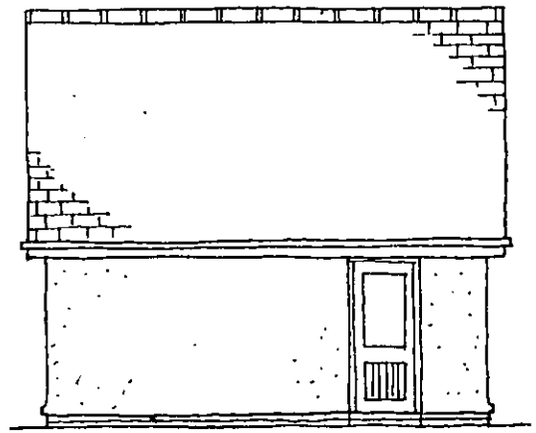
P/2007/1260

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23 OCT 2007
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PLOT : 2.
GARAGE PROPOSALS.
SCALE 1:100.



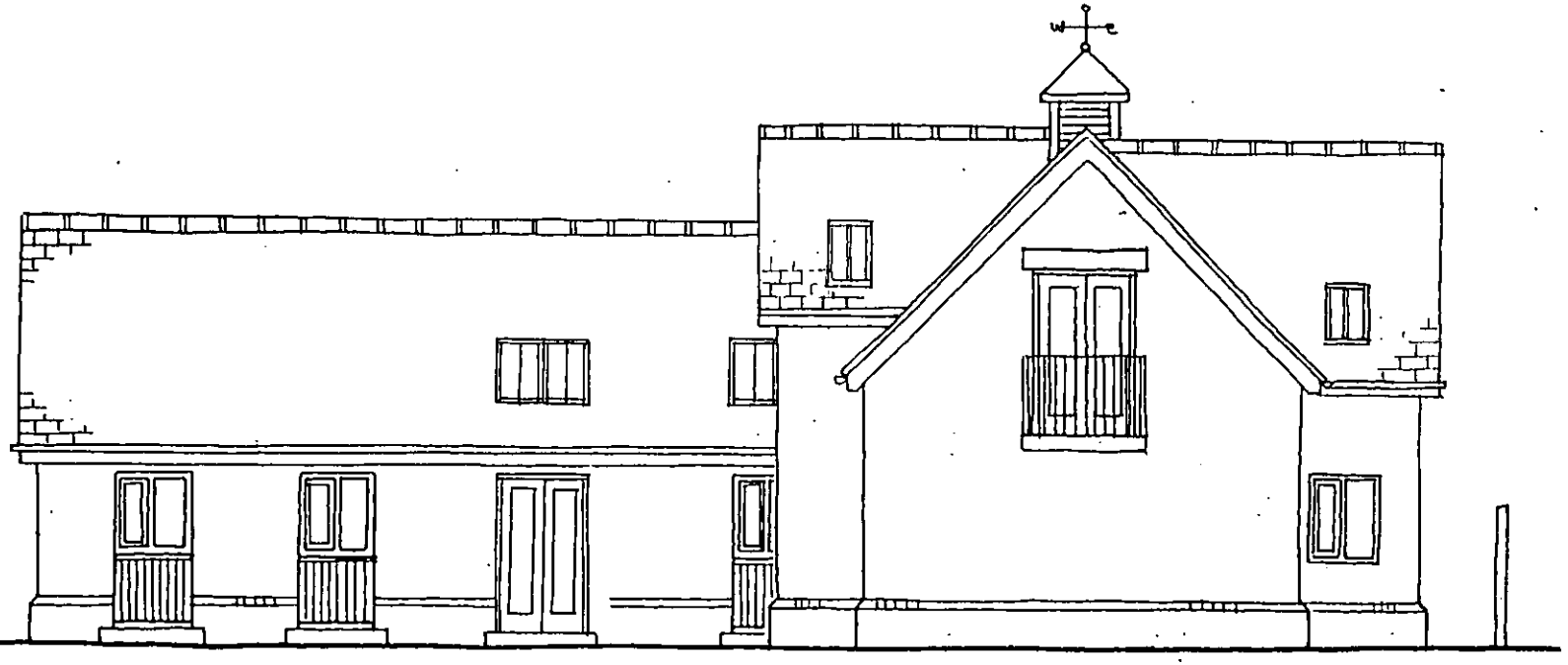
GROUND FLOOR PLAN.



SIDE ELEVATION.

DWG. Nº: MYD-24.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



NORTH-WEST SIDE ELEVATION

SCALE - 1:100 0 5M

REVISION 'E' : OCT..07.

PLOT 3.

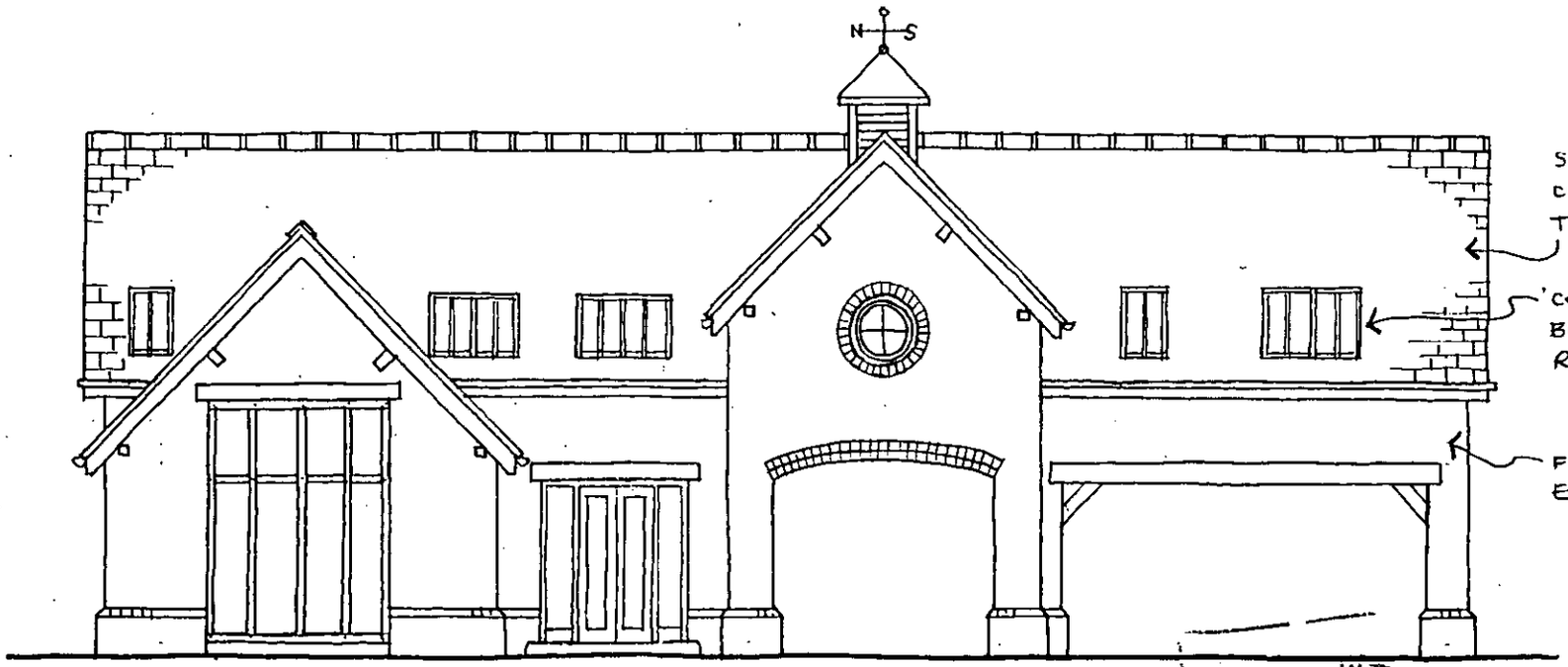
PLANNING DEPARTMENT
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P/2007/1260

DWG. Nº : MYD-29.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•

P/2007/1260



NORTH-EAST REAR ELEVATION

SCALE - 1:100 0 5M

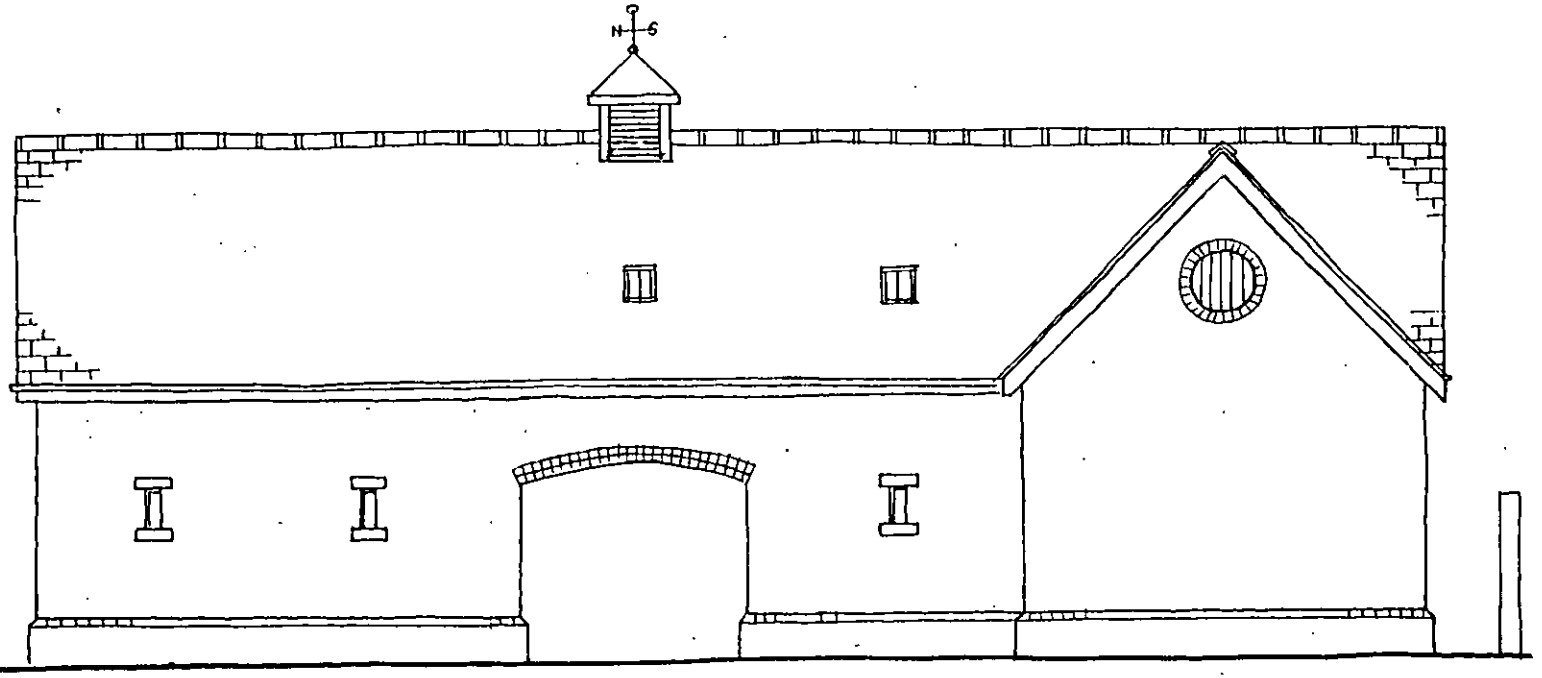
REVISION 'C' : OCT.07.

PLOT 3.

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
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DWG.Nº: MYD-30.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD, ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

SOUTH-WEST FRONT ELEVATION.

SCALE - 1:100 0 5M

REVISION 'E': OCT.07.

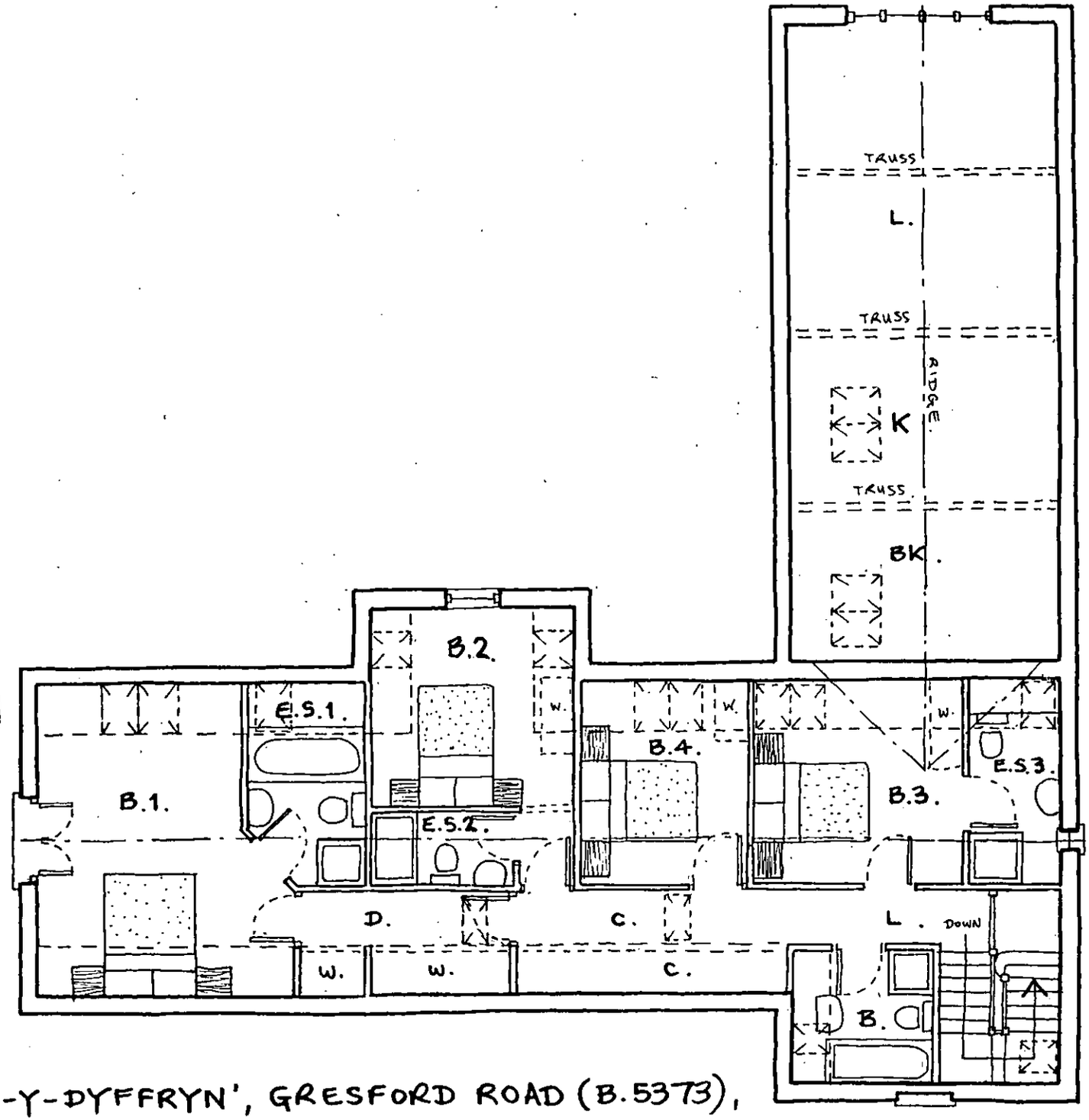
PLOT 3.

D/2

DWG.Nº: MYD~27.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

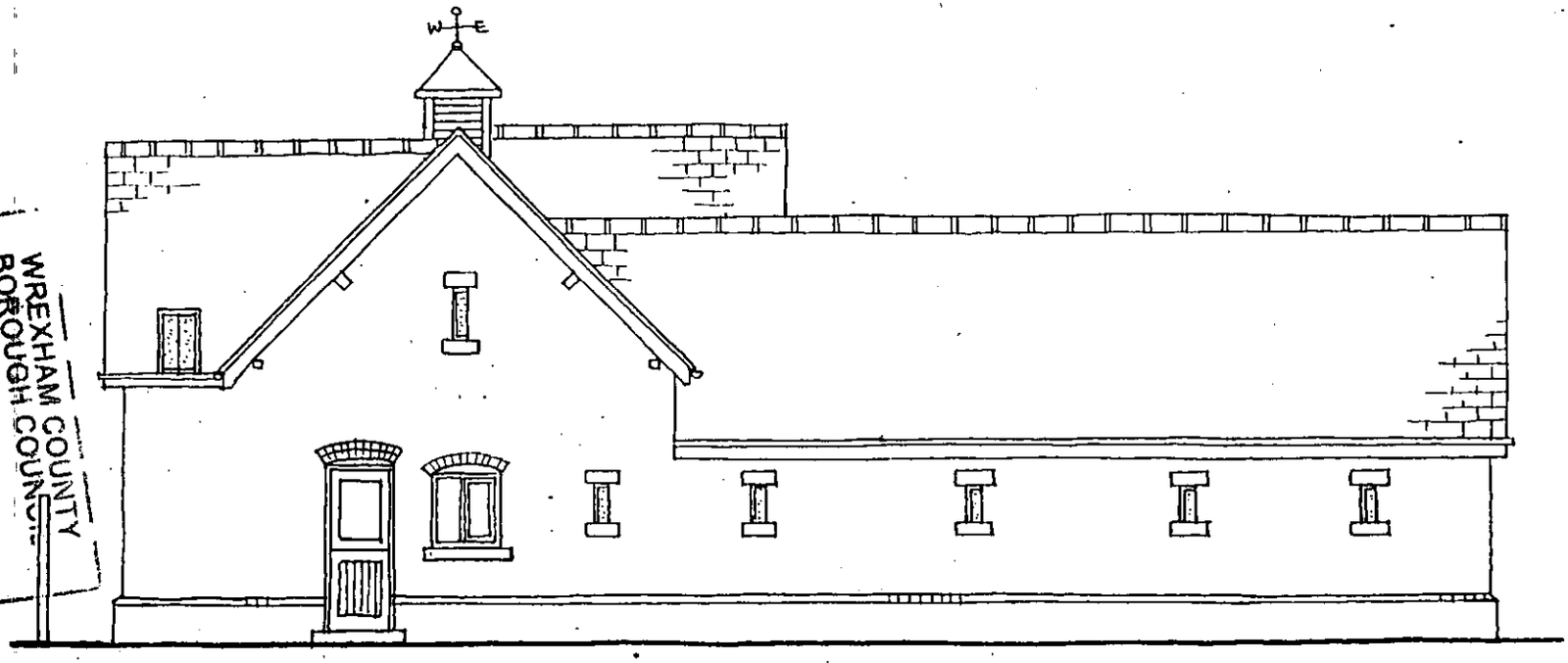


PLOT 3
FIRST FLOOR
SCALE 1:100.
'C' : OCT. 07.

• LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.

DWG. Nº : MYD - 26.

P/2007/0822



WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

P/2007/1260

SOUTH-EAST SIDE ELEVATION.

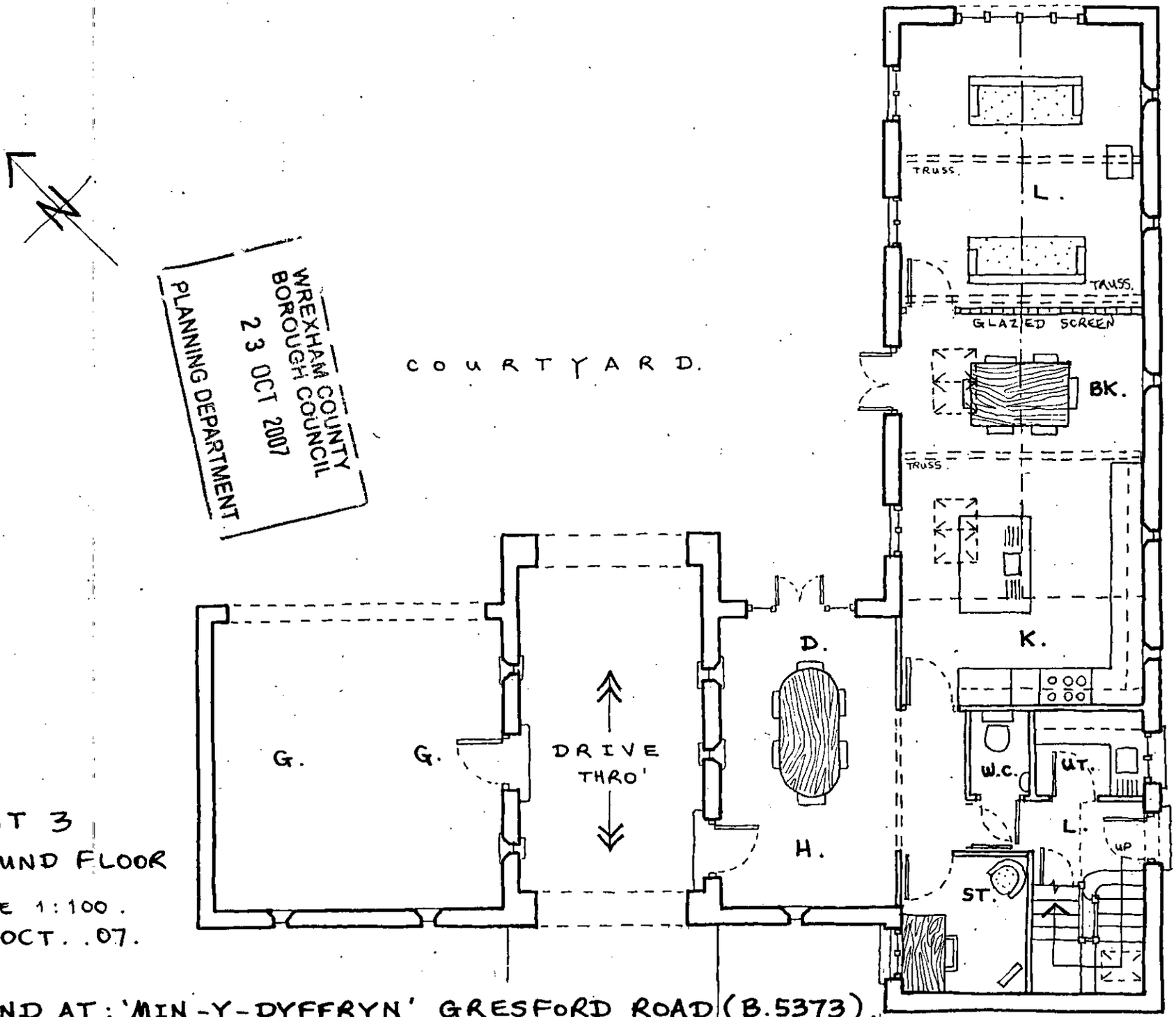
SCALE - 1:100 0 5M

REVISION 'D' : OCT. .07.

PLOT 3.

DWG.Nº: MYD-28.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 3
GROUND FLOOR
SCALE 1:100.
'C' : OCT. .07.

• LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

DWG. Nº: MYD-25.

P/2007/1260

Application No: P/2007/1260

Notes:

Consultation Responses	**Objects**	**Accepts/ supports**	**No reply or other comments**
	(see Key Issues below for further clarification if required)		
Community council:			
Local Member:			
Public Protection:			
Highway:			
Coal:			
WW:			
Neighbours:			
Other:			

Key Issues (include if valid for the application)	Any history relevant Yes or No
Action required?	Committee Y/N

PLANNING POLICY

UDP Proposals Map notation:	Yes	Yes	No
	Acceptable?		
Outside settlement:			
Inside settlement:			
Conservation:			
Green Barrier:			
Other – specify:			
Supp Planning Guidance: Note Nos:			

KEY ISSUES	Acceptable? Yes	See obs below	NO	N/A
Acceptable effect upon residential amenity:				
Acceptable design:				
Acceptable parking levels:				
Acceptable highway safety:				
Acceptable for conservation/LB issues:				
Acceptable landscaping:				
Other (specify):				

Observations

Recommendation
See Green Sheet.

Delegated Check Sheet - Notes.

Please refer to this sheet when completing the Delegated Check Sheet.

Consultation Responses: If a valid planning objection is received from any of the consultees that cannot be resolved, then a planning committee report will need to be prepared and the Case Officer need not go any further with the Check Sheet.

If there are comments that need to be addressed, then complete the 'Key Issues' box underneath and indicated what action is required, if any.

Planning Policy: The relevant UDP Policies can be noted under this section. Simply tick the relevant boxes regarding settlement limit, green barrier, conservation areas etc. and indicate whether there are any Local Planning Guidance Notes that are relevant to the application. There are boxes to tick to indicate if the proposals are in accordance with the LPG and development plan policies. If there are specific comments to be made, this can be done in 'Observations' at the bottom of the sheet.

Key Issues: When ticking the boxes in this section, you should be aware of the following:

Residential Amenity: Do the proposals meet the Council's adopted separation distances? [Refer to LPG 21] Do the proposals satisfy BRE guidelines with regard to natural light? Is there sufficient garden area provided/retained? Do the proposals reflect the existing dwelling or character of an area? Are the proposals of an appropriate design & scale? [LPG's 20 & 21 are useful references in relation to many issues regarding residential amenity].

Parking: Do the proposals provide/retain sufficient off-street parking facilities. [usually 2 or 3 spaces for a single dwelling – refer to LPG 16 for full parking standards]?

Highway Safety: Do the proposals allow for adequate turning areas? Are suitable visibility splays provided in accordance with TAN18? With garages, do the proposals allow for the garage door to be opened and closed whilst a car is parked in the driveway?

Conservation Areas/Listed Buildings: Does the development adversely impact on a conservation area or listed building? Is the design/are the materials in keeping with the area/building? Is there enough detail submitted? [Refer to LPG 4].

Landscaping/Trees: Are there any TPO's on the site affected by the development? If so, does the scheme take them into account? Are they adversely affected? Do the proposals require a landscaping scheme? If one is included, is it acceptable in terms of the planting proposed?

Observations: This section should be used to make notes more specific to the site that perhaps cannot be addressed by the tick boxes covered above.

Recommendation: This should be made on the Green Sheets, together with Conditions and/or Reasons, as before.

PLANNING STATEMENT

(including Access Statement)

Residential Development
Min-Y-Dyffryn, The Green, Gresford

Statement prepared by
Nigel Thorns BSc(Hons) Dip TP MRTPI

WREXHAM COUNTY BOROUGH COUNCIL
- 3 APR 2008
16025
PLANNING DEPARTMENT

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Document 1 – Photographs of the Site

1. Introduction

The Planning Statement considers the planning issues relating to the planning application proposals for land at Min-Y-Dyffryn, The Green, Gresford Road, Gresford, Wrexham, LL12 8RG.

The statement covers the following two applications:

Application P/2007/1260
Erection of three detached 2 storey dwellings and detached garages together with new vehicular private drive access and associated external works

Application P/2007/1271
Conservation Area consent for the demolition of existing 2 storey detached dwelling

2. Site Description and Environs

The site lies within the settlement of Gresford to the north of Wrexham.

The application site is occupied by Min-y-Dyffryn which is a relatively modern 2 storey property with substantial single storey extensions. It has rendered walls and a green copper sheeted roof and is set back from the road frontage. The property sits within a large garden area and there are a number of trees around the periphery of the curtilage.

The site is triangular in shape with road frontage onto the B5373 road, to the south-west. To the north is a footpath, with trees and open ground sloping down towards a railway and the A483 trunk road. To the south-east is a recent development of detached houses in a cul-de-sac known as Church Green, with Nos. 1 and 2 adjoining the site boundary.

The total site area amounts to 0.212 hectares.

Photographs of the site are attached as Document 1.

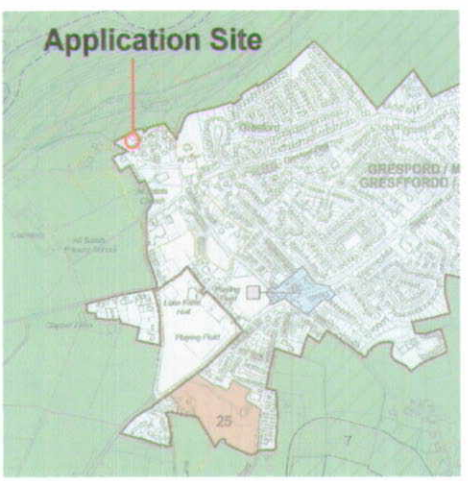
3. Development Plan Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

> "Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise."

The Development Plan for the area is the Wrexham County Borough Unitary Development Plan 1996 – 2011 which was adopted in February 2005.

Wrexham County Borough Unitary Development Plan 2011 – Allocation



The UDP shows the whole of the application site situated within the settlement boundary of Gresford (Inset No.4). This is shown in the extract left.

The 'District Shopping Centre' of Gresford is shown blue around 550m from the application site.

The site is also shown within the Gresford Conservation Area.

Wrexham County Borough Unitary Development Plan 2011 – Policy

The following policies are relevant to the current planning application:

Policy PS1	– Location of Development
Policy GDP1	– Development Objectives
Policy EC4	– Hedgerows, Trees and Woodland
Policy EC7	– Conservation Areas
Policy EC8	– Demolition Within Conservation Areas
Policy H2	– Residential Development (of Unannotated Land) within Settlements
Policy T8	– Parking Policy

Local Planning Guidance Notes

No 7	- Landscape and Development
No 16	- Parking Standards
No 21	- Space Around Dwellings
No 24	- Designing out Crime

Other material considerations include Planning Policy (Wales) (2002) and Technical Advice Notes which are referred to where relevant throughout the report.

4. The Scheme Concept

The current scheme proposes the demolition of the existing dwelling 'Min-Y-Dyffryn' and the redevelopment of the site for 3 dwellings including associated access drive and parking facilities.

4.1 Scheme Aims and Concepts

In line with national Planning Policy (Wales) and the Unitary Development Plan Policy, the scheme aims to:

- Make an efficient use of land within the settlement of Gresford;
- Make an efficient use of this 'brownfield', 'previously developed' land;
- Create a quality built frontage onto the B5373;
- Create spaces of interest within the development;
- Create a safe and convenient access for the development;
- Protect the amenities of the surrounding residents;

From the general aims and aspirations of the development project noted above, the detailed scheme was formulated, and this is discussed in detail within Section 5 – Assessment of the Proposed Scheme below.

4.2 Planning Background

It should be noted that the site was the subject of a previous planning application Ref: P/2004/0599 for the demolition of Min-Y-Dyffryn, and also an application Ref: P/2004/0598 for the development of the site for 3 dwellings.

These were recommended for approval by officers but were refused at the Planning Committee. A subsequent appeal against each application was dismissed in the Planning Inspectors decision letter dated 1st April 2005.

This decision letter is referred to throughout this statement.

The trees within and adjoining the site were also the subject of an application for tree works Ref: GRE P/2006/1378, which was granted on the 9th January 2007. The works have now been undertaken. The site is now cleared of many of the trees and the overhanging trees from the adjoining land are now cut back to the boundary in accordance with the consent.

5. Assessment of the Proposed Scheme

The current scheme proposes the use of this area of land within the settlement of Gresford for residential development. The following issues are material to the determination of the planning application:

5.1 The Scheme and Policy

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the determination of the application should be in accordance with the plan, unless material considerations indicate otherwise. As noted in section 3 above, the Development Plan for the area is the Wrexham County Borough Unitary Development Plan 2011.

The following sections cover the relevant issues surrounding the redevelopment of the site and refer to the policy background contained within the Unitary Development Plan 1996 – 2011 and Planning Policy Wales (2002).

5.2 Principle of Development

The site lies within the development limits of the settlement of Gresford (see section 3 above) where policy H2 of the UDP (Development of Unannotated Land within Settlements) suggests that:

> "Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.
>
> Footnote Although the Plan provides an adequate supply of undeveloped sites, consideration will be given to proposals for the development of unannotated land within settlement limits compatible with the character and form of the built up area. Such development contributes to the economic use of land, avoids pressure on the countryside, and serves to remove the detrimental effect of neglected land in residential areas. However, development should not prejudice either the existing amenity enjoyed by adjacent residents or potential opportunities for redevelopment."

Given the acceptance in principle of the proposal, the success or otherwise of the application depends upon the detailed development control criteria which are considered in turn below.

The detail of the development scheme has been split into a number of components to enable a simple assessment of each part to be made.

5.3 Sustainable Development – Location

Planning Policy Wales identifies sustainability as a core element of policy, noting at paragraph 2.1:

> "The Assembly will promote sustainable development, that is, development that meets the needs of the present without compromising the ability of future generations to meet their own needs"

Policy PS4 of the Unitary Development Plan states that:

> "Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

The proposed development assists in sustainable development because it is located within the settlement boundary of Gresford, with access to a wide range of shops, schools, healthcare, community and leisure facilities within easy walking distance.

The site also has good access to public transport with bus routes nearby. There is also a good range of employment opportunities within the settlement and its environs.

5.4 Principle of the Demolition within the Conservation Area

Policy EC8 of the Unitary Development Plan indicates that demolition of buildings within the Conservation Area will not be permitted unless certain criteria are met.

The property on the site is set back from the main road and is screened from its surroundings. It is a relatively modern building which does not reflect the character, layout or detailing of the traditional properties within the Conservation Area.

This issue was discussed within the previous Inspectors decision under the Planning Application Ref P/2004/0599 (Appeal Ref:APP/H6955/E/04/1170960):

> 20. In this case I accept on the evidence before me that the existing building itself does not make a positive contribution to the Conservation Area, but as my decision on the appeal A/04/1170959 indicates I do not find that alternative development proposal to be acceptable. Accordingly, the proposed demolition would be in conflict with policy EC8 and national policy as there are no acceptable plans in place for its redevelopment, so the appeal will be dismissed.

The previous Inspectors decision is clear, in that it indicates that the existing building does not make a positive contribution to the Conservation Area. However in the appeal case the demolition failed, as the scheme of redevelopment was not acceptable.

It follows then, that if an appropriate scheme for the redevelopment of the site is submitted, then the principle of the demolition of the existing building within the Conservation Area would be acceptable.

5.5 The Density of Development

Chapter 9 of Planning Policy Wales – Housing – identifies the need for well designed living environments at "appropriate densities" to ensure the most efficient use of land. Paragraph 9.2.11 states:

> "...higher density should be encouraged on easily accessible sites where appropriate, but these will need to be carefully designed to ensure a high quality environment".

Paragraph 9.3.4 of Planning Policy Wales suggests that in determining applications for new housing:

> "Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered."

In determining the level and density of development on this site, consideration was given to the size and the nature of the surrounding properties, and the need to make an efficient use of this brownfield land.

The application site amounts to around 0.212 hectares, which with 3 units equates to 14 dwellings per hectare.

This density of development is low, but appropriate for such a site which lies within a Conservation Area and is set amongst larger detached dwellings in relatively large plots.

5.6 Layout of the Development

The site lies within the Conservation Area which includes the dominant 15th century All Saints church to the south-east of the application site. It is surrounded by a churchyard and enclosed by the B5373, The Green and School Hill. The older buildings in the part of the Conservation Area around the church reflect the 19th century settlement of plain roadside cottages, farmhouses and the public house, clustered around the church green.

The new dwellings in Church Green adjacent to the site are of a modern appearance, and this scheme introduces the concept of the cul-de-sac form to the Conservation Area.

The critical issues for the layout of the site were to:

- Provide a harmonious development which compliments the other buildings in the vicinity,

- Provide a form of development which respected the key vantage points into and through the site, with the possibility of forming new and positive vistas into and through the site,
- Create a sustainable building form and layout,
- Provide a positive frontage onto Gresford Road,
- The design of the driveways into and through the site seeks to reinforce the character of the place and control vehicle movement and speed

The layout of the site has evolved to ensure the development is integrated into the fabric of the surrounding development and into the village of Gresford itself.

The scheme proposes the introduction of 2 frontage units in order to reflect the predominant pattern and layout of the buildings within the Conservation Area.

There is a mature vegetation screen along the boundary between Plot 1 within the proposed development and 1 Church Green. Plot 1 seeks to relate and respond to the frontage of that property, but retains a 4.2m gap between the buildings to reflect the relationship between other buildings in the vicinity.

The shared private drive creates a further visual break between plot 1 and plot 2. At their nearest point to Gresford Road, these buildings are 8.7m apart.

Plot 2 is angled towards the entrance to the village in order to be read as a 'gateway' building which signals the arrival into the village. This is preferable to the standard gable end frontage which would normally be visible on the entrance to such a village.

Plot 3 is situated at the rear of the site and is introduced in order to assist in providing an efficient use of this land in accordance with density policies referred to in 5.5 above. This is specially designed to be a subservient building within the development and is essentially a self contained unit within the overall development.

The layout adds visual interest to the locality by introducing a positive frontage development onto Gresfod Road, and views through these frontage buildings create areas of space and interest throughout the site. The resultant scheme respects the key vantage points into and through the site, and provides a harmonious layout which compliments the other buildings in the vicinity.

5.7 Design

Good design and layout of new development can help to achieve the objectives of making the best use of previously-developed land and improving the quality and attractiveness of residential areas. Good design, local distinctiveness and the integration of the development into the existing built development will ensure that there will be a positive impact upon the character and appearance of the locality.

Detailed advice is currently under review by way of the consultation draft version of TAN 12 'Design', but the basic principles are clearly set out in the

current TAN 12 (1997) and particularly at paragraph 3 design is specifically defined to include:

- The relationship between different buildings
- The relationship between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain
- The nature and quality of the public domain itself
- The relationship of one part of a village, town or city with other parts
- The relationship of buildings in the countryside to their landscape setting;
- The patterns of movement and activity which are thereby established

Gresford supports a wide variety of different building styles. The application site lies just within the Gresford Conservation Area and the surrounding properties provide a visual mix of property types with brick, render and slate and often feature boundary walls.

In considering the style of the frontage dwellings the design, scale, massing and materials of the surrounding properties were considered.

It was recommended by Officers of the Council that the style of the frontage dwellings should reflect the simple Arts & Crafts styling of Green Farm, which fronts onto 'The Green' in Gresford.

Green Farm is a very good typical example of an Arts and Crafts style property. The common features which occur within the design are:

a. Long sweeping steeply pitched slate roofs
b. White painted roughcast rendered external walls
c. White painted stone surrounds
d. White painted softwood windows with leaded lights
e. Red angled ridge tiles in clay
f. Projecting miniature gabled dormer roofs
g. Continuous rendered drip lines to external walls
h. Hipped porch roof overhang
i. Asymmetrical gables
j. Large chunky chimney stacks, rendered, with coping stone cappings and red clay pots.

An Arts and Craft house has a calm, uncluttered interior and rambling, steep roofed exterior, which would quietly fit into its immediate surroundings. The architecture was a fashion of the rich from the 1880's to the early 1900's.

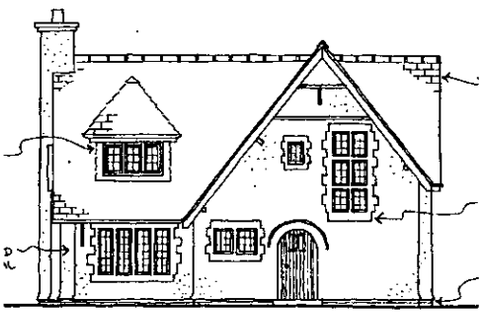
In line with Officer advice the frontage units were designed in the Arts & Crafts style. A description of each unit is noted below:

Plot 1: Elevational Style

Plot 1 has been designed to resemble the elevational style and appearance of the Arts and Crafts movement.

By pulling down the roof to the tops of the ground floor windows, the greater expanse of roof reduces the apparent height of the building and unites the complicated plans and sections.

The sweep and contours of the roof define the character of each wing. A pattern of gables are set within a broad gestural expanse of roof.



The principle front elevation has been designed to include the following:

a. Long sweeping roofs
b. Steep roof pitches at 50°
c. Slate effect roof tiles to all roofs
d. Roughcast rendered finish to all external walls
e. Leaded windows
f. Re-constituted buff window surrounds comprising of stone cills, stone quoins, transom and lintel heads
g. Slate tile hung dormer windows and hipped dormer roofs
h. White painted softwood barge spars.
i. Lime and sand mortar verges
j. High bank of windows to stairwell and light to grand staircase.
k. Large chunky white chimney stacks
l. Red-tile continuous weathering courses to the steep gables
m. Front door recessed with a curved archway to the front entrance porch.
n. Exposed wall plates and purlin ends
o. Vertical ventilation slits just below the apex of the gable.

The other secondary side and rear elevations incorporate the above typical 'arts and crafts' features together with other features such as;

p. Flat roofed leading dormer roofs
q. Tapered chimney stacks
r. Covered verandas connecting internal rooms with garden patio
s. Conservation style black metal roof lights with a centre bar to various locations of the main roof.

<u>Plot 1: Floor Plans</u>

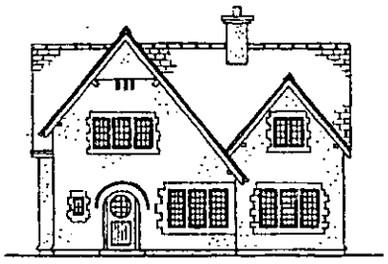
The house type 'footprint' design has been planned to incorporate the following:

a. The siting of Plot 1 has been carefully positioned to respect the current build line of the adjoining property known as No. 1 Church Green.
b. The plan view has been designed as an 'L' shape which turns its back on No. 1 Church Green, so that it does not overlook onto the private amenity area of the adjoining property.

c. Each room has been carefully sited within the floor design, so as not to overlook the existing property. For example the south-east side elevation comprises of rooms that have small windows, mostly being uninhabitable rooms like the WC, utility, lobby and kitchen area on the ground floor and landing, en-suite and dressing areas. All windows to first floor are obscure glazed.
d. The living area has been located away from No. 1 Church Green, and has been arranged so that it benefits from fenestration looking out to the front of the property, as well as looking out onto a rear patio area by way of a large square bay.
e. The study area has the benefit of two windows that overlook the front garden area of Plot 1.
f. The dining and kitchen/breakfast area form part of the 'L' shape to the rear and both rooms enjoy the benefit of adjoining the private patio terraced rear courtyard. Both rooms have their external doors protected by a covered veranda.
g. All principle bedrooms have been carefully arranged not to impact on the adjoining property known as No.1 Church Green in terms of overlooking.
h. The living room and study area have been arranged to face south west and so benefit from the afternoon sunshine.
i. A large square bay from the breakfast area looks out over the rear garden with a north easterly aspect.
j. The main hall was located centrally to the ground floor plan, which has a series of doorways and corridors and main central staircase leading off its central area.
k. The main staircase leads off the hallway into a large feature stairwell window around a galleried landing area.

Plot 2: Elevational Style

Plot 2 has been designed to resemble a crisp and modern statement in the 'Arts and Craft' cottage design.



The principle front elevation (shown right) has been designed with the same features as plot 1 (see above)

The other secondary side and rear elevations incorporate the above typical 'arts and crafts' features together with other features such as;

p Flat roofed leading dormer roofs
q Chunky chimney stacks
r Covered verandas connecting internal rooms with the garden patio.
s splayed projecting bays to the rear kitchen and morning room area to overlook the rear and side garden areas.
t Exposed half timber cross gable and timber barge spars to the external gable walls.

- Symmetrical gable end to the living area comprising of stone surround leaded lights

Plot 2: Floor Plan

The plan of the house is arranged in two projecting wings positioned around two existing boundary trees.

The front projecting wing comprises of the formal dining room, hallway and WC. The dining room is located at the front with views over the front garden which benefits from south west sunshine.

The southeast gable wing comprises the living area which benefits from all round sunlight into each elevation. The living area has open views across the front and side of the property and across the walled patio area at the rear.

The footprint shape of the house was bedded into the surrounding landscape by extending the lines and patterns of the house into its garden.

The rooms have been carefully positioned for maximisation of sun and view for the future owner/occupier.

The kitchen/breakfast and morning room area and snug has all been planned as one open plan living space. This room has open views overlooking the rear and side garden in a north easterly and north westerly aspect, away from adjoining new plot 1.

All bedroom areas have been carefully positioned so that there main views are overlooking out over the front, rear and side gardens with limited outlook over new adjoining plot 1.

Plot 3: Elevational Treatment

This property is located to the rear of the site and is seen as a subservient building to the frontage properties. This particular property design has been designed to reflect a typical 'stable' block building. The main features are as follows:

1. Slate effect roof tiles in grey colour
2. Dovetail vent
3. Stone surround slit vents
4. Brick header course to arched openings
5. Bulls eye circular window openings
6. splayed brick plinth courses
7. Timber barge spars and fascia boarding at eaves levels
8. 'Conservation style' black metal roof lights
9. Timber window construction
10. half height tongue and grooved board panels beneath windows
11. 1½ storey and full height timber framed window openings.

Plot 3: Floor Plan Design

1. The general footprint is 'L' shaped, and has been designed to turn its back on the adjoining plot 2 Church Green
2. The southeast side elevation has very minimal number of windows and incorporates the odd slit vent.
3. The 'L' shaped footprint layout is enclosed around a rear vehicular courtyard to act as a buffer between No.2 Church Green and No.3 Min-y-Dyffryn.
4. The main concept idea of plot 3 was to design a residential dwelling that was low in terms of its height and appearance. Because there was a dwelling already built on the Church Green development which resembled an old 'barn style' building (No.1 Church Green) it was considered to be appropriate to repeat this architectural style at the rear of new plots 1 & 2.
5. The footprint and layout of plot 3 was designed to ensure that there was no fenestration on two sides of the building: this being the south east and south west elevations. This ensures that plots 1 and 2 on the proposed development and No. 2 Church Green would not be affected by the proposed development.
6. Another idea was to design the building so that it enclosed the vehicles away from the boundaries of No2 Church Green and the two new plots. Therefore a 'drive through' vehicular access into the vehicular enclosed courtyard of plot 3 was created.
7. Part of the building has been designed with a 1½/2-storey 'build form' and which is nearest to the rear gardens of plots 1 & 2 and the other projecting rear wing has been designed with a one-storey build form only to reduce the impact between the adjoining property known as No.2 Church Green.
8. The proposed dwelling design comprises of the main 'drive through' link on the ground floor with carport/garaging on the left hand side of the 'drive through' and all habitable rooms located on the right-hand side.
9. The hall/dining, kitchen/breakfast, and lounge areas have all been designed to face out over the courtyard area and rear garden.
10. All bedroom areas have roof lights within the roof area and all overlook out onto the rear courtyard area.

The buildings have been designed and laid out to ensure that they provide a positive contribution to the Conservation Area and the wider village setting.

The scheme creates a successful blend of traditional building styles with a modern approach to design and detailing.

The design and scale of the proposed buildings complies with policy GDP1 of the Unitary Development Plan.

5.8 Space Around Dwellings

The Council's Local Planning Guidance Notes No 21 - Space Around Dwellings, specifies the necessary distances between dwellings. However this guidance has historically been used too rigidly, runs contrary to the aims of making the best use of previously developed land, and is consequently under review.

The layout of the site is to a large extent determined by the shape and nature of the site and the surrounding development.

The Planning Inspector noted at paragraph 13 that:

> 13. Turning to other problems of the layout, the Council appear to accept that the separation distances in their LPG Note 21 have been complied with but my reading of that document suggests otherwise. Whichever interpretation is correct, I am satisfied that the positions of the kitchen windows in all the new properties are unsuitable in terms of the living conditions of the occupiers. In the case of plot 2 its kitchen window would only be 2m from that of plot 1 to the south which would give both a gloomy, severely restricted outlook. I take a similar view in respect of the kitchen window of plot 3 only 1m from the high boundary wall next to Church Green. The separation distance between plot 3 and 1 Church Green is about 15m and there are bedroom windows in both properties, plot 3 having first and second floor windows. LPG Note 21 refers to a situation where direct overlooking is physically possible at less than 22m. I appreciate it may be claimed the 'letter' of that note is complied with as the properties are not in a direct line facing each other, but I consider that there is a sufficient angle of view between the windows to allow a significant degree of overlooking.

The key 'Space About Dwellings' issues inherent within the current scheme are described below. These should be read in conjunction with section 5.5 above which refer to the design and layout of the buildings:

- No 1 Church Green

  No1. Church Green has a blank gable facing onto the application site, and the boundary contains a high and mature tree and hedge screen (see photos at Document 1). There is also a double detached garage in the frontage of the house adjacent to the private drive. These boundary features assist in screening the site from 1 Church Green.

  The scheme has been designed so that Plot 1 within the development faces Gresford Road, with its rear elevation facing down the rear garden. This means that the gable facing 1 Church Green is blank to ensure that there is no overlooking between these properties.

  The scheme ensures that the existing property 1 Church Green would not be affected by the development.

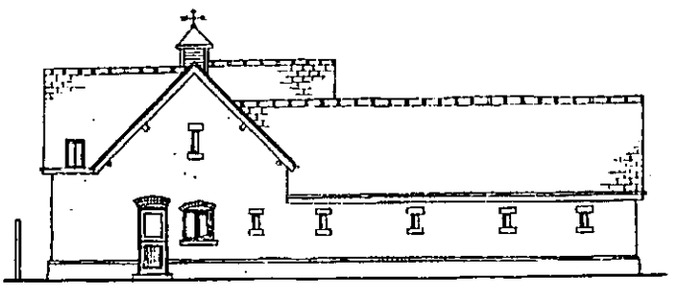
- 2 Church Green

  No. 2 Church Green is a two storey detached dwelling which lies adjacent to plot 3 within the proposed development.

In the previous Inspectors Report comment was made about 2 Church Green at paragraph 15 as follows:

> 15. With regard to the impact of the proposal on 2 Church Green, it would be very close to the dwelling on plot 3, but the high boundary wall would preclude overlooking at ground level. There are bathroom windows on the upper floors of the proposed dwelling which face towards a window in No. 2, but the latter appears to be fitted with obscure glass and those in the new house could be as well. However, I do appreciate the concern of the occupier of No. 2 that the dwelling would have an oppressive impact on its curtilage. The side elevation would be about 11m long by 5.5m high to its eaves and 9.5m to the ridge, about a metre from the boundary. As a result it would be an overbearing and overshadowing feature in relation to the garden of No. 2.

Plot 3 within the application site is essentially a single storey building. The elevation facing 2 Church Green has been specifically designed to ensure that it has a minimal impact upon the adjacent dwelling and is shown below.



This elevation contains only an obscure glazed bathroom window at first floor level, and the rooflight serves a stairway.

The concerns of the previous inspector have been fully considered, and the scheme now creates no loss of privacy, and no overbearing impact or overshadowing to the neighbouring property 2 Church Close.

There are residential dwellings surrounding the site, but a combination of distances, orientation, internal layout/design and boundary treatments negate any detrimental impact upon surrounding residential properties.

The units within the site have also been designed, positioned and orientated to ensure that they obtain a reasonable degree of separation and amenity for the future occupiers of the units.

5.9 Vehicular Access

The scheme proposes a single access point onto the B5373 Gresford Road, with a 4.2m wide shared private drive through the development.

A traffic survey was undertaken by Gareth Williams of 'Cyfrifau Cymru' Traffic Data Services on the 19th April 2006. The resultant analysis of the data shows 85%ile speeds of 25mph & 27mph at 45 metres north (towards Llay) and 45 metres south (towards Gresford) respectively.

Annex B of Technical Advice Note 18 (Transport) provides guidance as to the levels of visibility splays required for new road junctions.

It suggests at Paragraph B2 that:

> **B.2** Stopping sight distance (SSD) is defined as the minimum distance that drivers need to be able to see ahead of themselves, in order to stop if confronted by a hazard. SSD is usually related to the actual (for existing streets) or design (for new streets) 85th percentile wet weather speed of vehicles on the major link.
>
> **B.3** Recommended SSD are included in Tables A and B. Table B is designed for roads in built up areas where actual or design speeds are 60km/h or below (not applicable to trunk roads). Figures in Table B may be interpolated from this table or calculated as in Manual for Streets. SSD will be affected by gradient and should be adjusted accordingly.

Table B reads as follows:

85th percentile wet weather speed	(kph)	60	50	48	45	40	32	30	25	24	20	16
	(mph)	37	31	30	28	25	20	19	16	15	12	10
SSD (metres)		56	43	40	36	31	22	20	16	15	12	9

The visibility splays are shown on the submitted drawing MYD~02.Rev as 2.0m x 35m to the north west and 2.0m x 31m to the south east (this is in fact around 100m unrestricted visibility along this roadway).

These visibility requirements meet the requirements of Welsh Office Technical Advice Note 18 (Transport), and the access is suitable for the proposed use.

5.10 Parking

The parking requirements for new developments are set out in Local Planning Guidance Notes No 16 - Parking Standards.

Plot 1 and 3 are 4 bedroom units, and are allocated 3 spaces each. Plot 2 is a 5 bedroom unit and is allocated 4 spaces. The scheme complies with the relevant Local Planning Guidance Note.

The previous Inspector commented at paragraph 14 of the decision notice that:

> 14. With regard to parking, the Council standards require 4 spaces per dwelling as they each can provide 5 bedrooms, totalling 12 spaces. Although the 3 double garages and courtyard can physically accommodate that number, when the courtyard is full there is likely to be considerable manoeuvring required to enable vehicles to turn and leave in forward gear. Because the dwellings are so close to the edge of the courtyard, for example the dining room window of plot 3 being only just over 1m away, I believe there would be significant noise and disturbance for occupiers on occasions.

The parking layout has been designed to be individual to each unit, which means that the concerns of the courtyard parking (noise and disturbance) have been resolved.

The proposed level of parking is adequate for this type of development and meets the requirements of Local Planning Guidance Notes No 16 - Parking Standards. The parking layout is also acceptable and does not create issues of noise or disturbance.

5.11 Trees

The site and the immediate wider area is covered by a Tree Preservation Order No.20 (1953).

The trees within and adjoining the site were the subject of an application for tree works Ref: GRE P/2006/1378, which was granted on the 9th January 2007. The works have now been undertaken. The site is now cleared of many of the trees and the overhanging trees from the adjoining land are now cut back to the boundary in accordance with the consent.

The previous Planning Inspector made a number of comments about trees on the site, and these are discussed below:

8. Second, the retention of trees along the main road frontage and additional planting there are also important because the dwellings on plots 1 and 2 would face away from the road. As their rear gardens would be bound to contain various forms of domestic paraphernalia it would be essential to provide a dense screen. However, the groups of small trees around the existing entrance would be removed, and the limited rear garden depth of plot 1 would make it difficult to plant a sufficiently wide belt of trees to provide adequate screening.

The frontage of the site will retain certain trees and shrubs and the impact of the development upon the frontage will be negligible. Each plot is also set back into the site in order to preserve the feeling of space along the road frontage.

9. Third, although about 20 trees would be removed from within or around the site, I accept that most of those within the garden are small trees or shrubs which could be compensated for by new planting. However, there are two notable exceptions. The first is the 2 black poplars which are prominent in the vista from the south-east towards the church. It is regrettable that neither the Council or appellants identify the specific type of black poplar involved and as I visited the site in winter I was unable to be certain on identification. If they are *Populus nigra ssp betulifolia* that is one of the most endangered native timber trees and normally every effort should be made to retain them. If they are some form of hybrid then they are not of the same conservation status, but they still have a high amenity value in the Conservation Area and their loss would have an adverse impact on its character and visual quality.

Many of the trees referred to above have been removed under the application for tree works Ref: GRE P/2006/1378, which was granted on the 9th January 2007.

There is one black poplar to be removed within the centre of the site. This is not the *populus nigra ssp betulifolia* which the Inspector referred to. However this tree is too large for the plot and is unsuitable for a residential garden.

11. Fourth, the houses on plots 2 and 3 and the garage block would lie very close to the trees and this would create several problems. I believe that over time the height and canopy spread of those trees would cause concern to the occupants of the dwellings from factors such as wind-blow, shadowing and branch or leaf drop. Such potential problems are discussed in detail in section 6.3 of BS 5837:1991 'Trees in relation to construction.' If, as a result, the trees were removed at some time in the future then the northern faces of the dwellings and garage block would dominate the boundary ridge which would present a 'hard' and intrusive edge to the Conservation Area, which does not exist at present.

The proposed dwellings are also set away from the boundary in order to ensure that the remaining trees are not affected by the development.

In addition to the above the type and extent of hard and soft landscaping within the site would be determined once the planning permission was granted, and would comply with the requirements of The Council's Local Planning Guidance Note No 7 – Landscape and Development.

The scheme will have little impact upon the remaining trees within and adjacent to the site and an appropriate conditional approval covering hard and soft landscaping would be accepted by the applicant.

5.12 Visual Character of the Area

The appeal inspector noted a number of points which related to the visual character of the area. Paragraph 7 of the Inspectors Reported stated that:

7. In the foregoing visual context I consider that the proposal has a number of shortcomings arising from its rather cramped spatial relationship between the dwellings and with nearby trees. First, the existing dwelling is set back in the region of 30m from the main road and is well hidden, which increases the verdant impact of the trees and grounds in front of it. In contrast, the proposed plots 1 and 2 would be much closer to the road, with the house corner on plot 1 only 9m away. Also, the new houses would have a ridge height of about 9.5m which would rise above most of the existing trees along the roadside, thus diminishing their impact. A further concern arises in respect of the south-east end elevation of plot 1, with its height accentuated by the vertical chimney breast feature. Its ridge height may be similar to Green Farm, but the elevation would be perceived in sharp contrast to the lower silhouette and 'barn' character of 1 Church Green, and be out of keeping with the majority of the older built forms around the church. The insertion of the new access road close to that of Church Green would further add to the creation of a scene lacking visual cohesion. I consider the overall combination of these factors would substantially affect and disrupt the existing visual character of the locality resulting in the domination of contrasting built forms in the vista from the south-east, rather than trees as with the current situation.

These issues have been addressed in the current scheme by a combination of layout, design and detailing.

5.13 Existing Services

The development would be served by existing mains electricity, water, gas, and foul water drainage.

It is proposed to use soakaways within gardens for the surface water drainage from the individual properties. Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilages.

5.14 Sustainable Development – The Development

The following sustainability issues have been considered:

- The buildings have been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the dwellings in such a way that the main elevations face in an arc from a south east to westerly direction, maximising the potential for solar gain and reducing the need for energy consumption,
- The buildings will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer (250mm of loft insulation, 100mm of cavity wall insulation and 100mm of insulation under a solid ground floor),
- glazing will be sealed double glazing with a 12mm air space and 'low E glass' to reduce heat loss,
- wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,
- the scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources,
- The dwellings would include high efficiency condensing boilers (more than 90% efficient) which will reduce CO^2 emissions and also reduce energy consumption,
- The site is serviced by mains water, electricity, gas and drainage.
- Foul water drainage will be to the existing public sewer system.
- Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilages, and soakaways would be used for surface water drainage,
- The use of rainwater harvesting will be investigated (although due to the position of residential accommodation within the roofspaces it may not be possible to introduce this type of unit),
- The gardens will contain composting facilities to reduce domestic waste from the future occupants.
- The development of this land will contribute to the aim of sustainability through the productive use of this vacant and underused previously developed land,

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's 'Local Planning Guidance Note No.22 - Sustainable Building'.

7. Conclusions

The current scheme proposes the demolition of the existing dwelling 'Min-Y-Dyffryn' and the redevelopment of the site for 3 dwellings including associated access drive and parking facilities.

The scheme complies with policy H2 of the Unitary Development Plan, in that it proposes a group of houses on unnanotated land within the settlement limits of the settlement of Gresford.

The previous Inspectors suggested that Min-Y-Dyffren did not make a positive contribution to the Conservation Area. However in the appeal decision the case for the demolition failed, as the scheme of redevelopment was not acceptable.

The scheme creates a successful blend of traditional building styles with a modern approach to design and detailing. The design and scale of the proposed buildings complies with policy GDP1 of the Unitary Development Plan. On this basis the current scheme is of sufficient quality to preserve and enhance the setting of the Conservation Area. It then follows that the demolition of the existing dwelling is acceptable and should be approved.

A combination of distances, orientation, internal layout/design and boundary treatments negate any detrimental impact upon surrounding residential properties. The proposed scheme has been designed and laid out to ensure that the development creates a high quality residential environment, with each property having a good standard of residential amenity.

The access meets the requirements of Welsh Office Technical Advice Note 18 (Transport) and is suitable for the proposed use. The proposed level of parking is adequate for this type of development and meets the requirements of Local Planning Guidance Notes No 16.

The scheme will have little impact upon the remaining trees within and adjacent to the site and an appropriate conditional approval covering hard and soft landscaping would be accepted by the applicant.

On the basis of the above, the applicant considers that this scheme would result in no demonstrable harm to any interests of acknowledged importance.

In line with Section 38 (6) of the Planning and Compulsory Purchase Act 2004,

> "the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise."

The current scheme meets the requirements of the Unitary Development Plan, and as there does not appear to be any material consideration of sufficient weight to justify the refusal of this application, it is respectfully requested that the planning application be approved.

Document 1

Photographs of the Site





Photographs of Min-Y-Dyffryn. Left shows the front elevation, centre shows extensions along the south eastern boundary and right shows rear extensions



The frontage of Min-Y-Dyffryn



Above shows the view from the eastern corner of the site looking back towards Min-Y-Dyffryn



Above is the view of the site from the north west when entering the village of Gresford



Above is a photograph from the south showing the site centre left.
No.1 Church Green is shown to the right of the photograph



Photograph from 'The Gree' with the application site centre left
No.1 Church Green is shown in the centre of the picture and No.2 Church Green is shown right along the access serving that development





These photographs show 'Green Farm' to the south east of the application site.
This property served as the inspiration for the frontage plots 1 and 2.





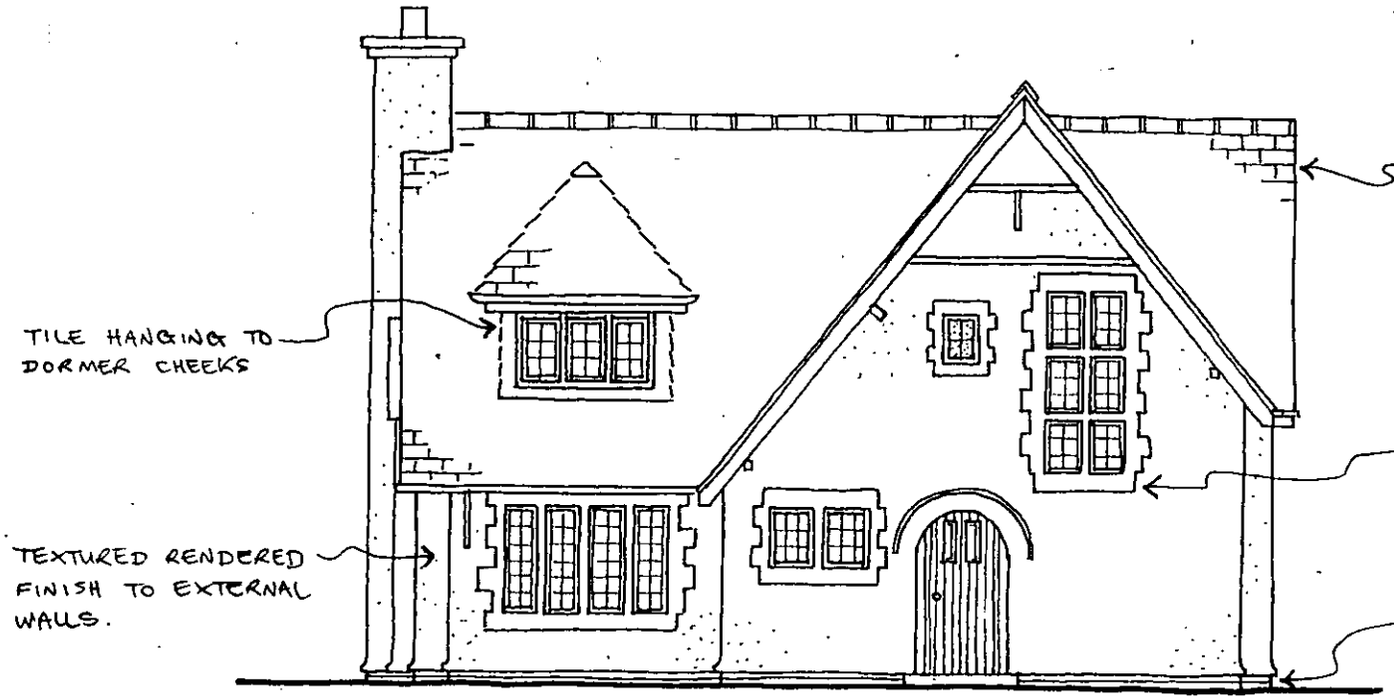








These photographs show other properties in the Conservation Area



PLOT 1.

FRONT ELEVATION. (SOUTH WEST).

SCALE 1:100.

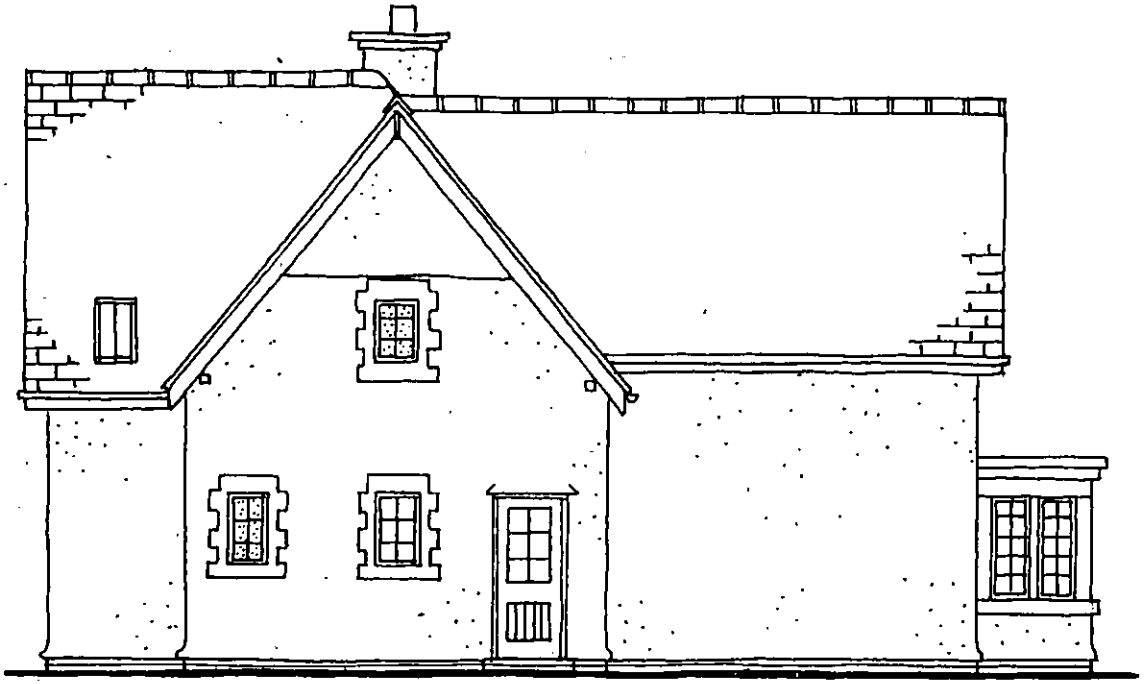
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING APPROVED
23 FEB 2009
DEPARTMENT

P/2007/1260

DWG.Nº : MYD ~ 12.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 1.

SIDE ELEVATION. (SOUTH-EAST).

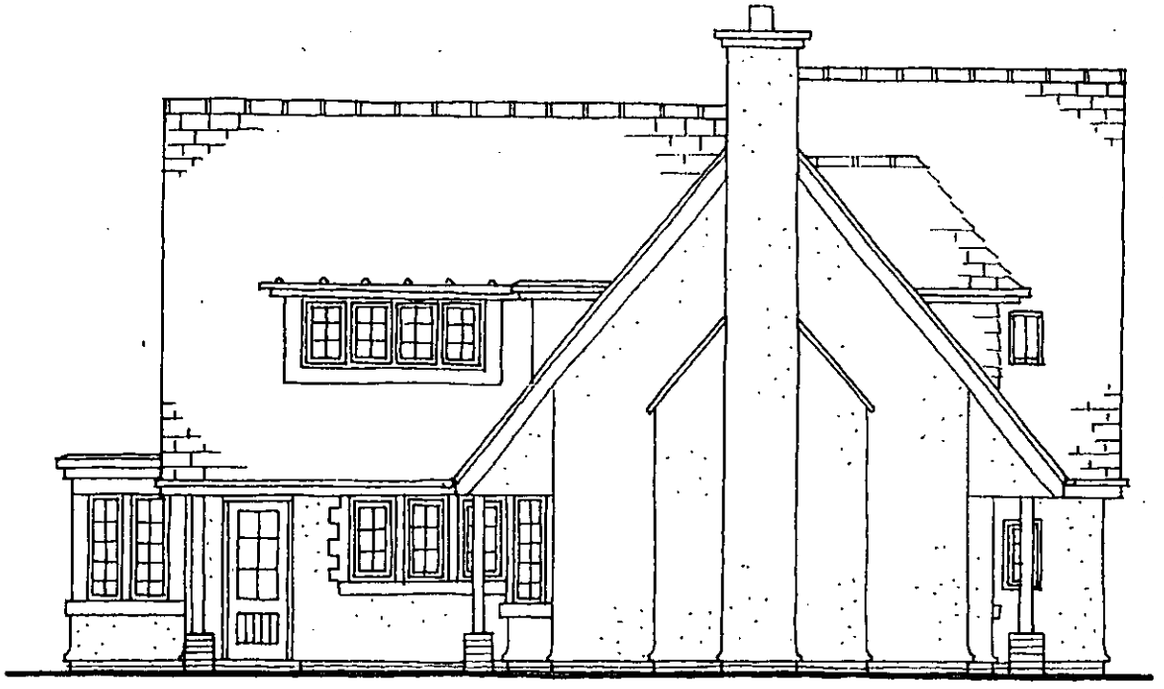
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REVISION 'A': MAY 08.

WREXHAM COUNTY BOROUGH COUNCIL
APPROVED
PLANNING DEPARTMENT
23 FEB 2009

DWG.Nº: MYD - 13.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 1.
SIDE ELEVATION. (NORTH-WEST).
SCALE 1:100.

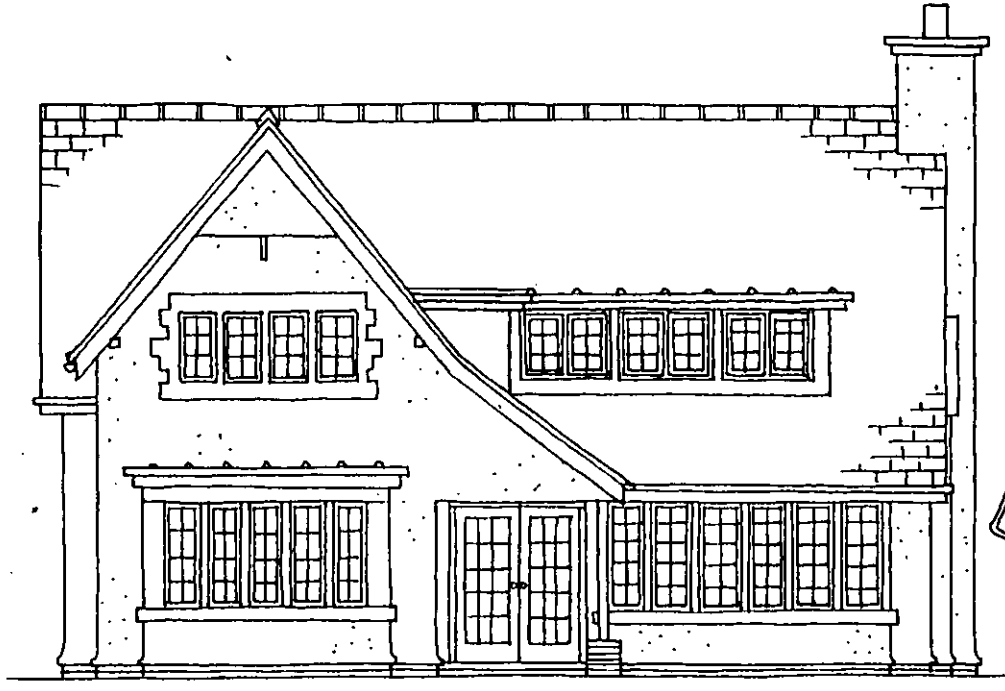
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

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23 FEB 2009
APPROVED
PLANNING DEPARTMENT

P/2007/1260

DWG.Nº: MYD-14.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



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23 FEB 2009
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PLOT 1.

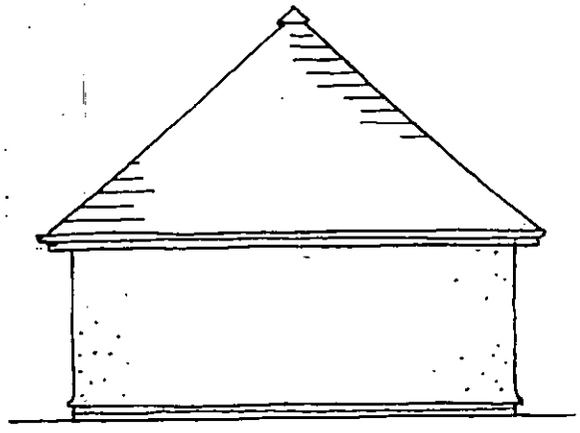
REAR ELEVATION. (NORTH-EAST).

SCALE 1:100.

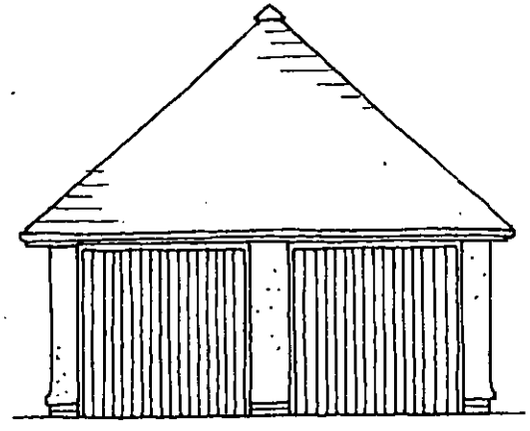
REVISION 'A': MAY.08.

DWG.Nº: MYD-15.

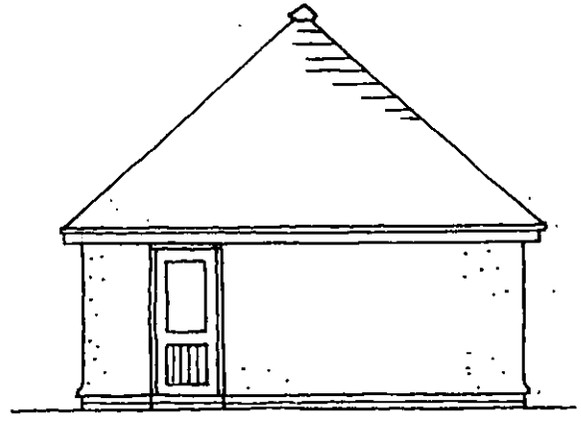
•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



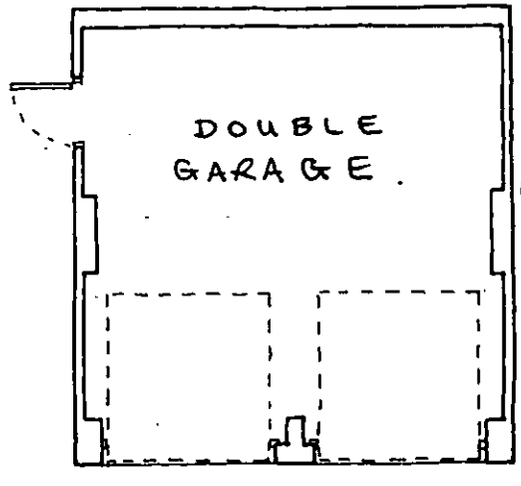
REAR ELEVATION



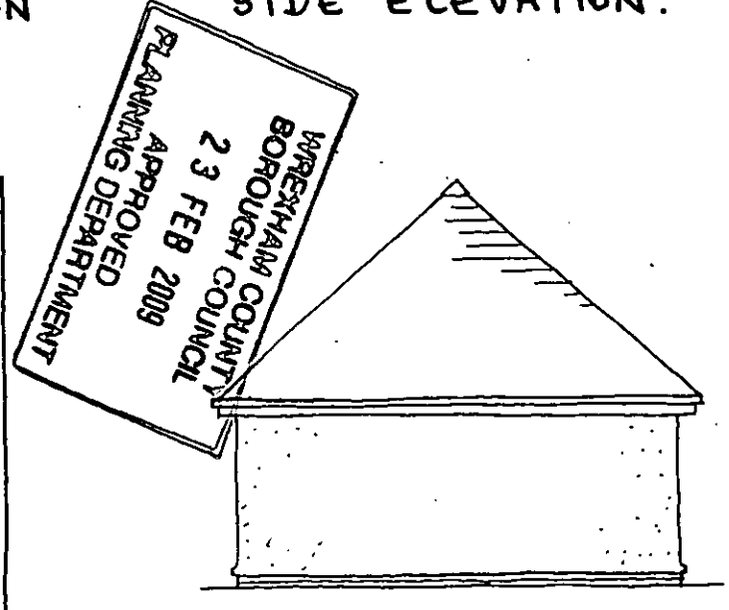
FRONT ELEVATION



SIDE ELEVATION.



GROUND FLOOR PLAN.



SIDE ELEVATION.

PLOT : 1

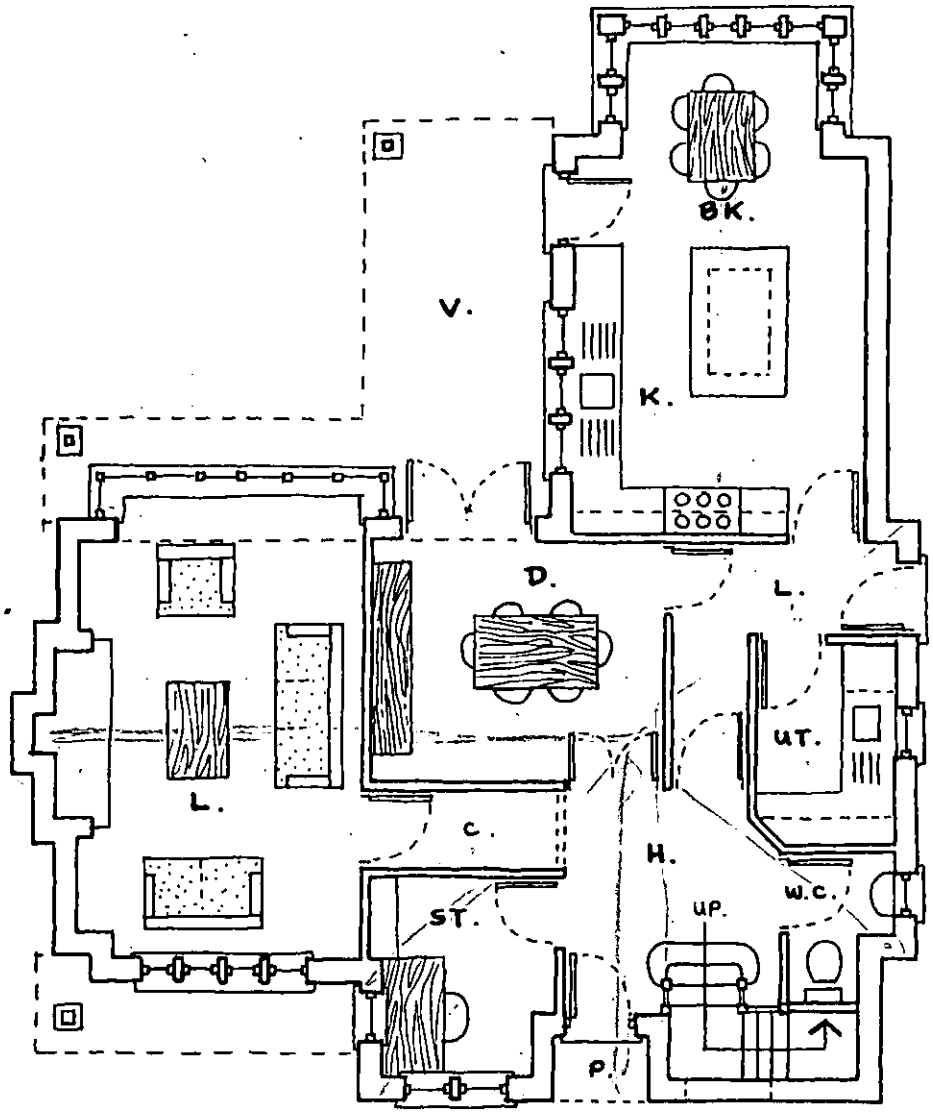
GARAGE PROPOSALS.

SCALE 1:100.

REVISION 'A' : MAY.08.

DWG. Nº: MYD-16.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



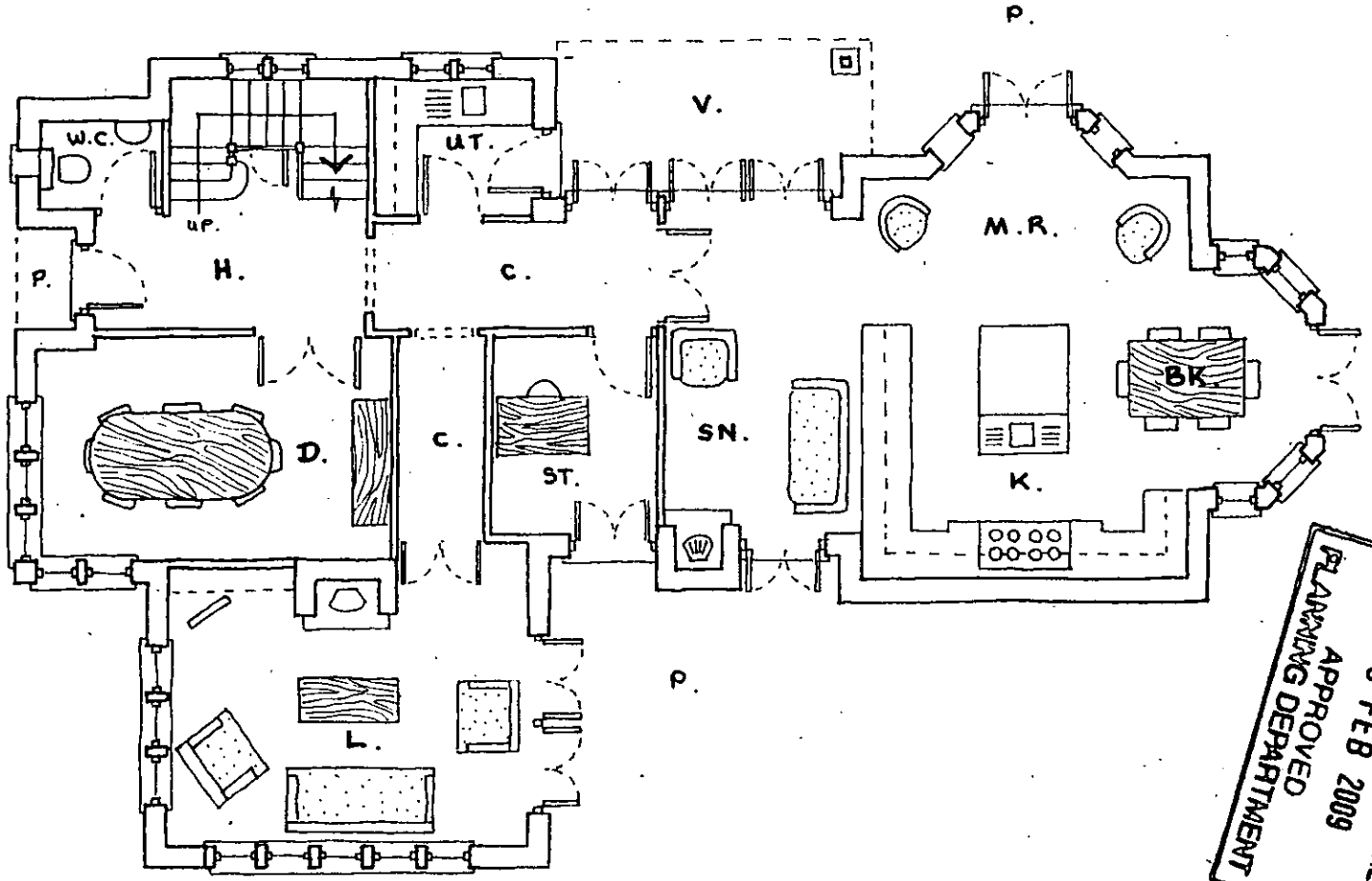
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23 FEB 2009
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PLANNING DEPARTMENT

PLOT 1 :
GROUND FLOOR.

SCALE 1:100.
REVISION 'A' : MAY 08.

DWG N°: MYD~10.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



P/2011/290

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23 FEB 2009
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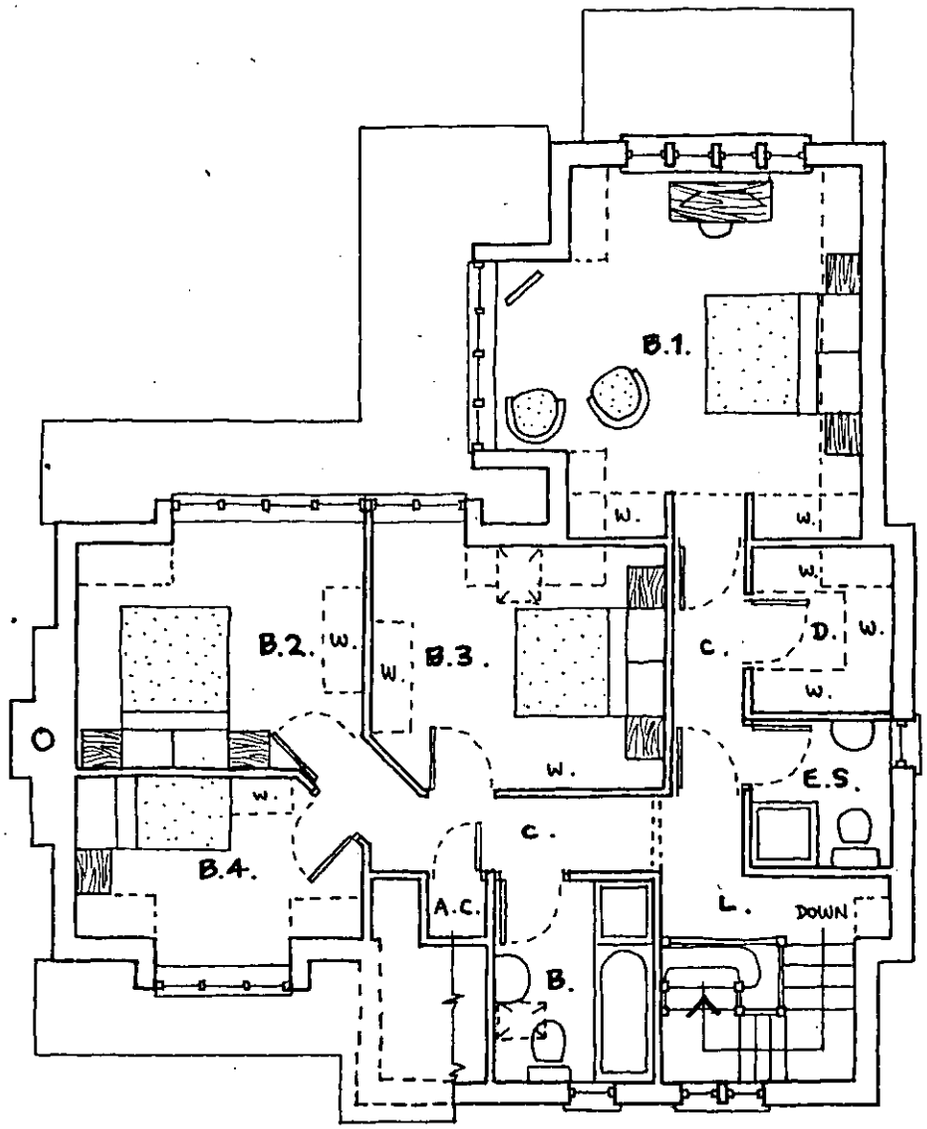
PLOT 2.

GROUND FLOOR

SCALE 1:100.

DWG.Nº: MYD ~ 17.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



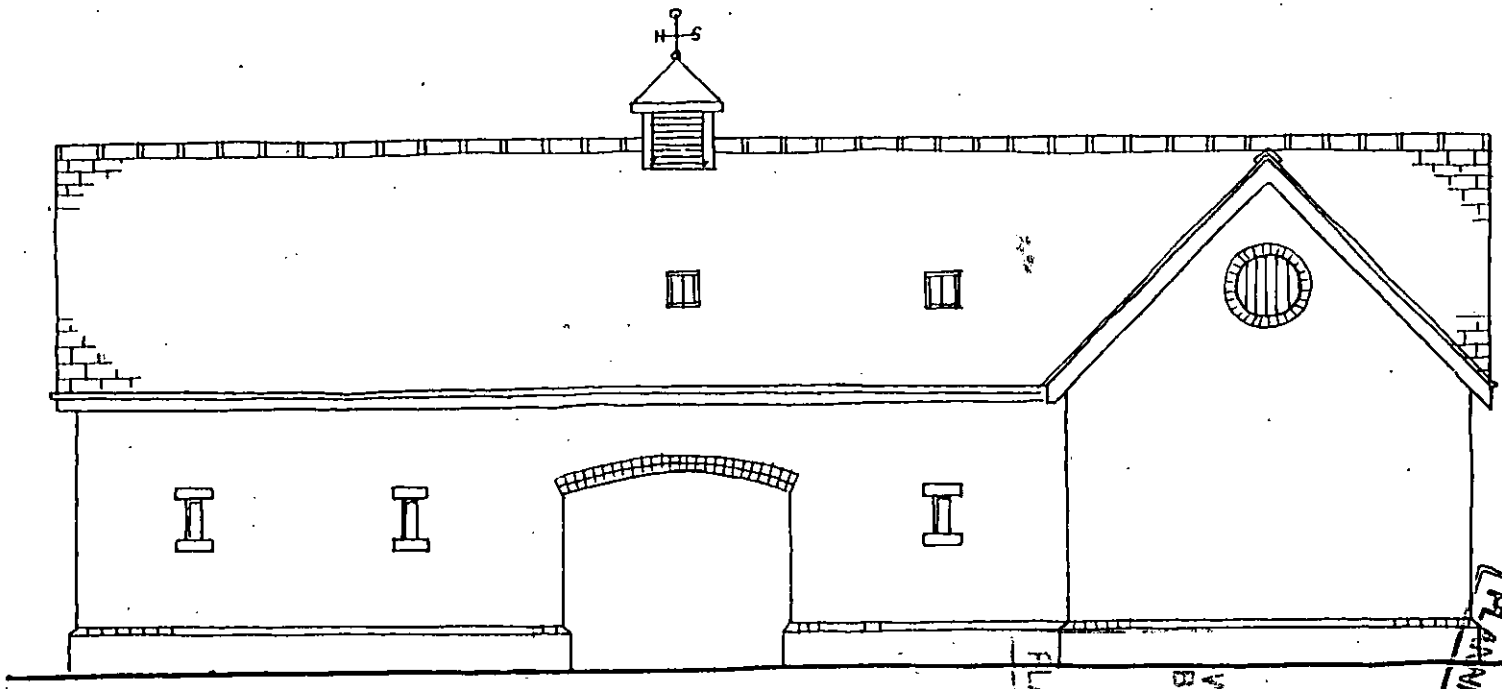
WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
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PLOT 1 :
FIRST FLOOR

SCALE 1:100. REVISION 'A' : MAY 08.

DWG.Nº : MYD ~ 11.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



SOUTH-WEST FRONT ELEVATION.

SCALE - 1:100 0 5M

REVISION 'E': OCT.07.

PLOT 3.

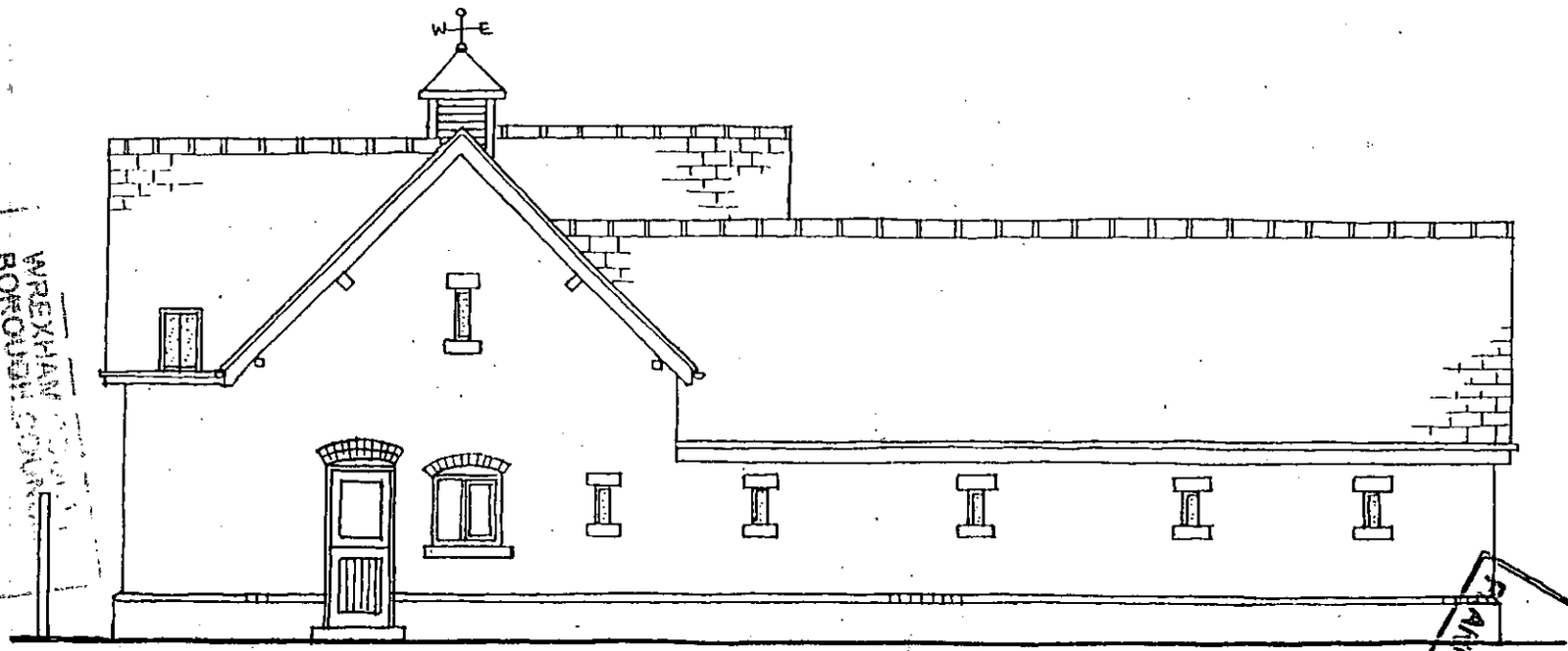
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

P/2007/1260

DWG.Nº: MYD~27.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



WREXHAM BOROUGH COUNCIL
23 OCT 2007

SOUTH - EAST SIDE ELEVATION.

SCALE - 1:100 0 5M

REVISION 'D' : OCT. .07.

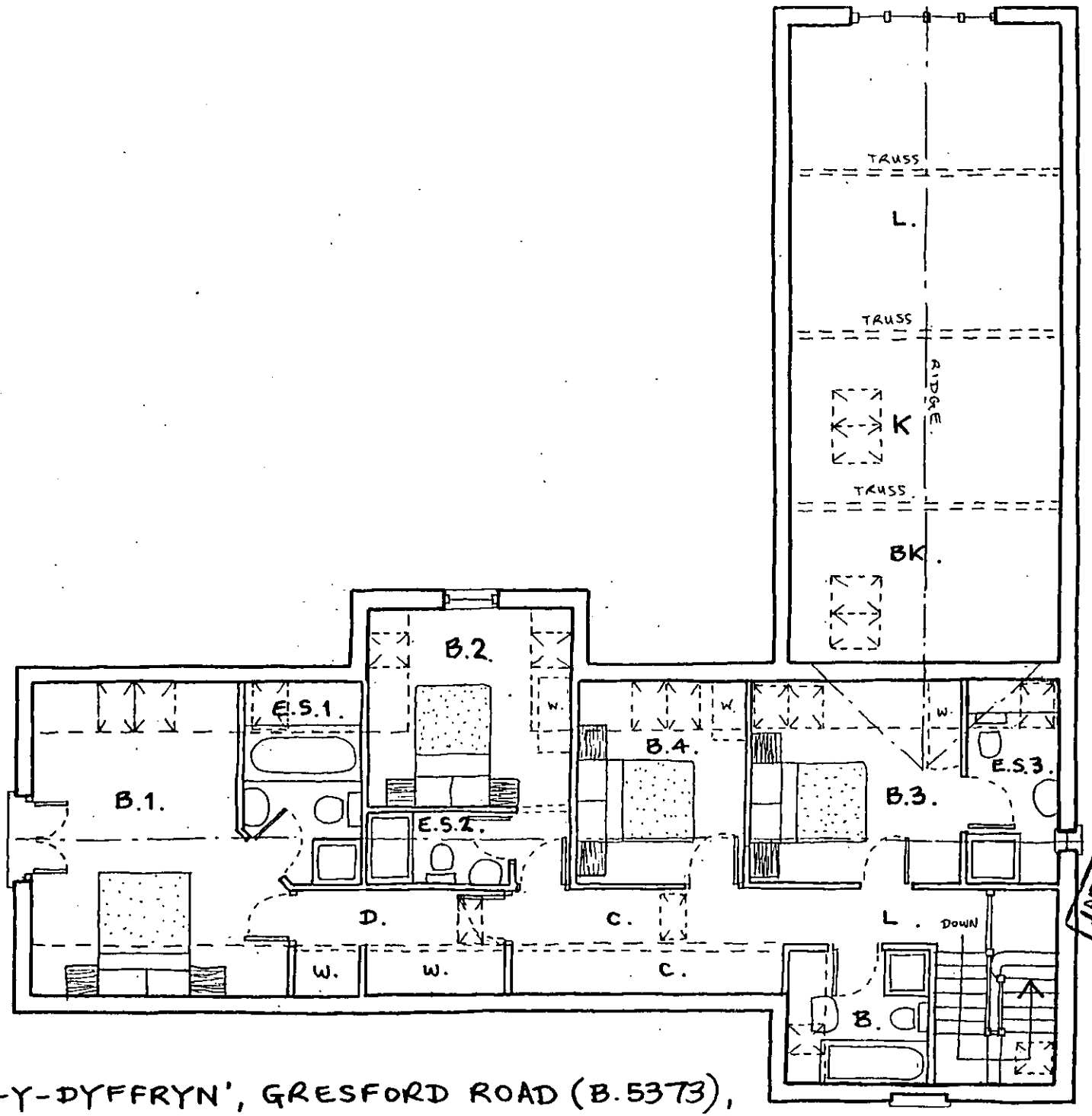
PLOT 3.

WREXHAM COUNTY BOROUGH COUNCIL
APPROVED
PLANNING DEPARTMENT
23 FEB 2009

DWG.Nº: MYD-28.

• LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.

P/2007/1260



WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2008
PLANNING APPROVED DEPARTMENT

PLOT 3
FIRST FLOOR

SCALE 1:100.
'C' : OCT. 07.

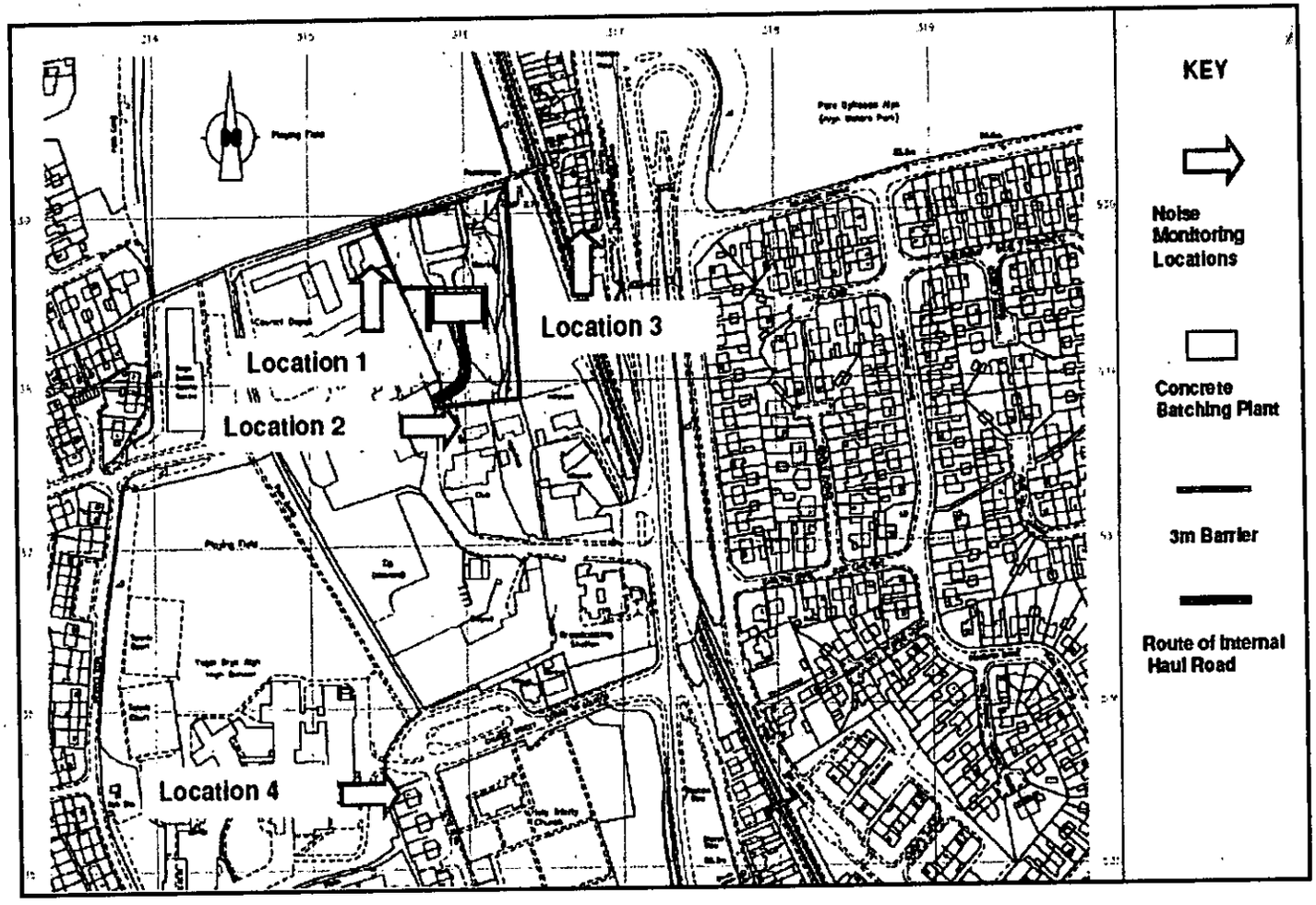
• LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373),
GRESFORD, WREXHAM, LL12 8RG •

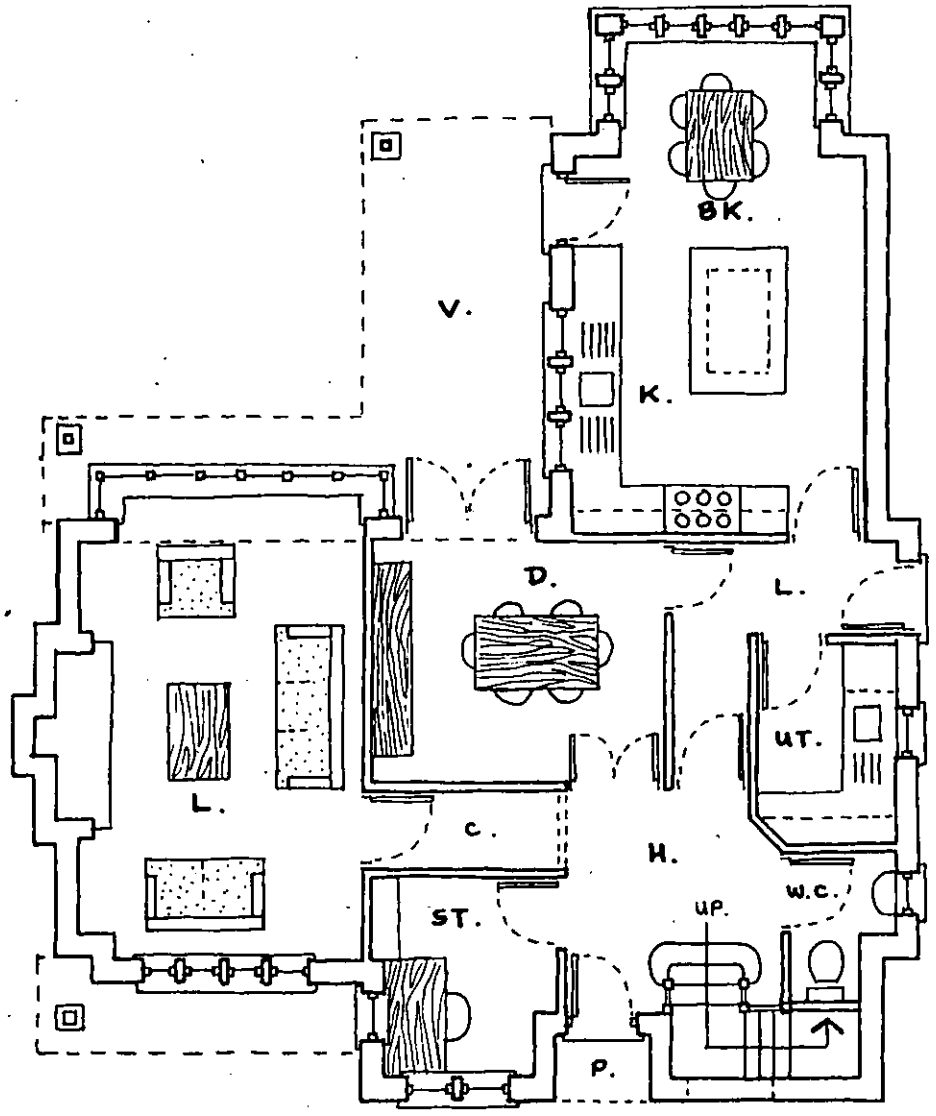
DWG. Nº : MYD - 26.

T22
T21
T20
G28
G25
G18
G26
T19
T17
T16
G18
G15
T14
T13
G12
G27
G28
T4
T10
G9
T8
T6
T5
G3
T7
G1
G2
2
CHURCH GREEN


RAIL
PATH.
TRACK
TO: LLAY.
DRIVEWAY.
GRESFORD ROAD
'THE GRIFFIN' (P.H.)
CAR PARK.
'SPRING COTTAGE'
PUBLIC FOOTPATH
SHARED PRIVATE DRIVE
PRIVATE DRIVE FOR PLOT 3 ONLY
1.2M HIGH STONE WALL
1.8M HIGH BRICK WALL
NEW 1.0M HIGH DWARF BOUNDARY HEDGE
PUBLIC FOOTPATH No 5
CHURCH GREEN.
GREEN FARM.
CHURCH HOUSE.
HALL
ACHILL.
STRODE HOUSE.
THE GR
1.
2
3.
4.
5
6
7
8.
9

Figure 6.1
Noise monitoring locations and proposed acoustic barrier



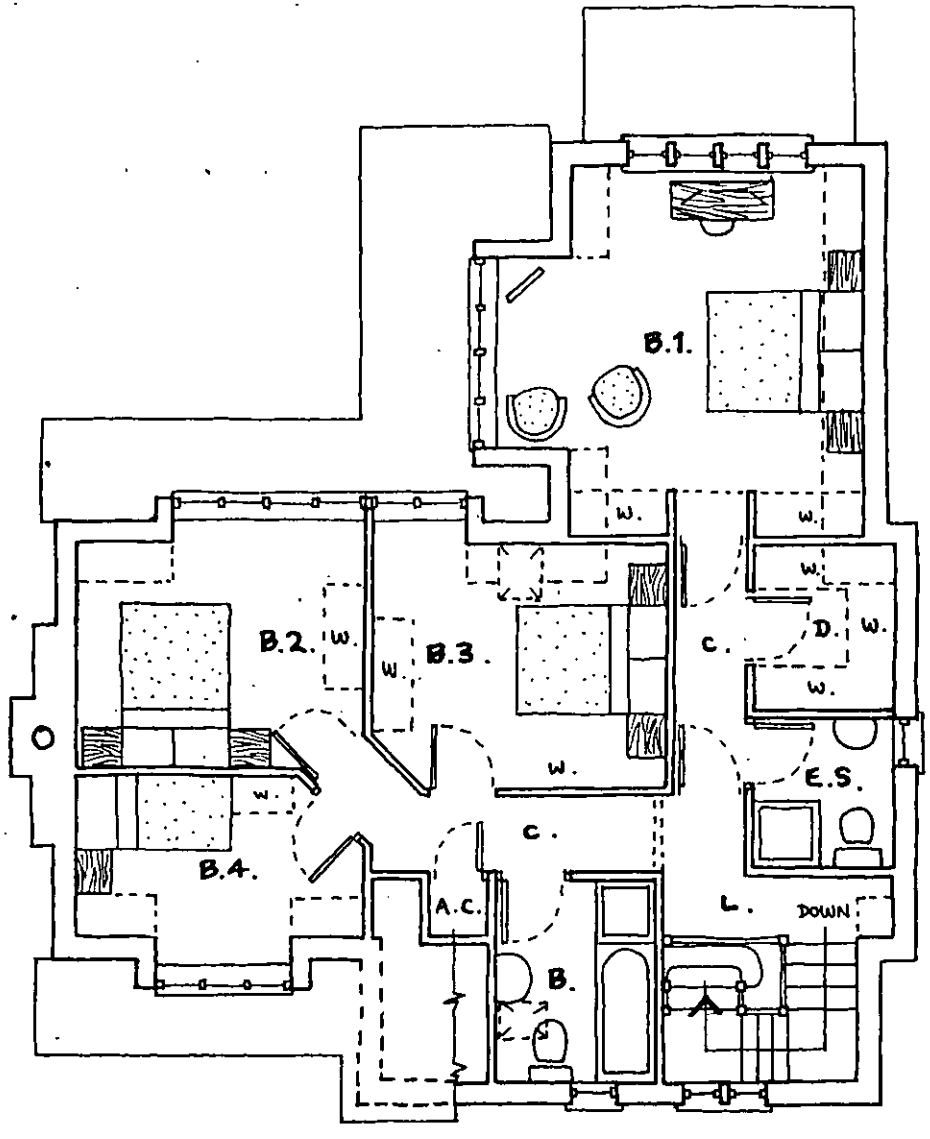


PLOT 1 :
GROUND FLOOR.

SCALE 1:100.
REVISION 'A' : MAY 08.

DWG Nº: MYD~10.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•

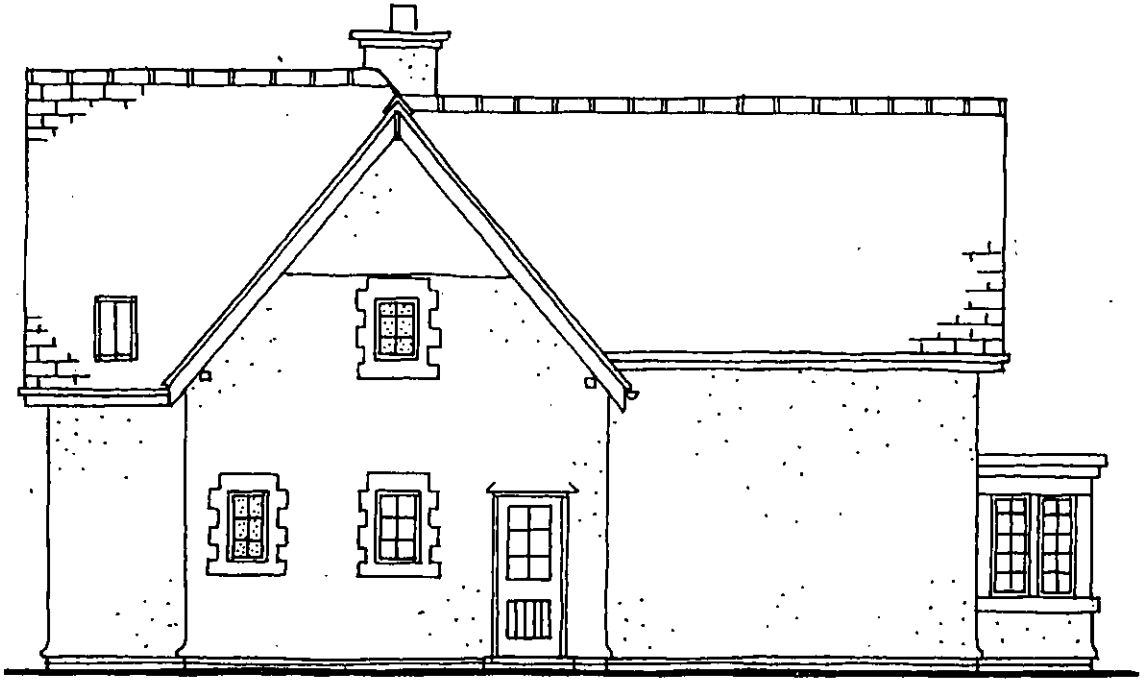


PLOT 1 :
FIRST FLOOR

SCALE 1:100. REVISION 'A' : MAY 08.

DWG.Nº : MYD ~ 11.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 1.

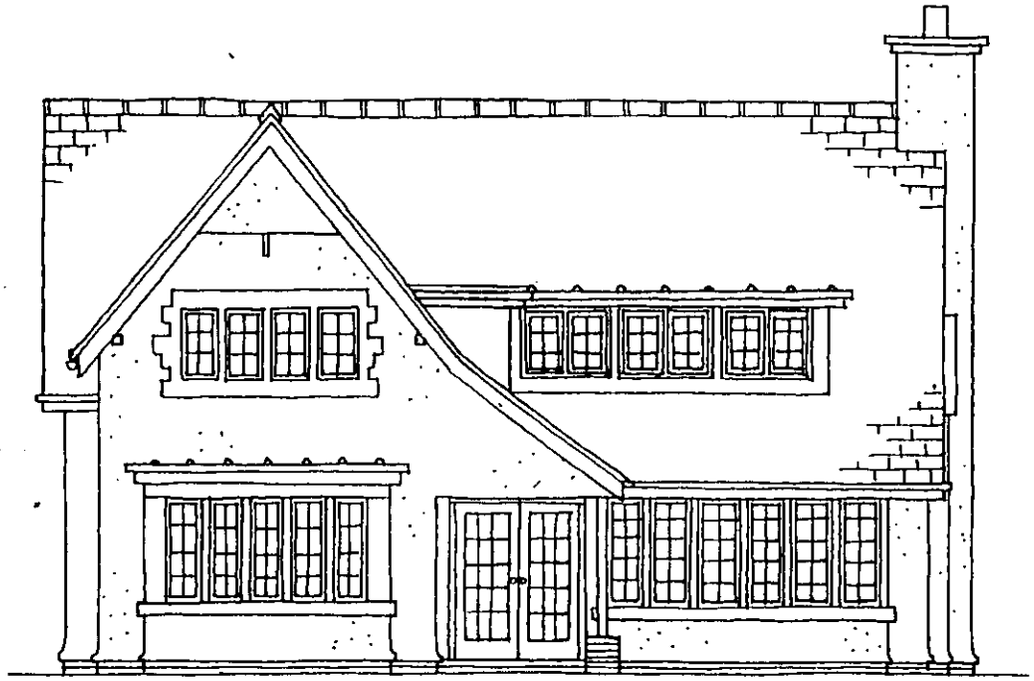
SIDE ELEVATION. (SOUTH-EAST).

SCALE 1:100.

REVISION 'A': MAY 08.

DWG.Nº: MYD - 13.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 1.

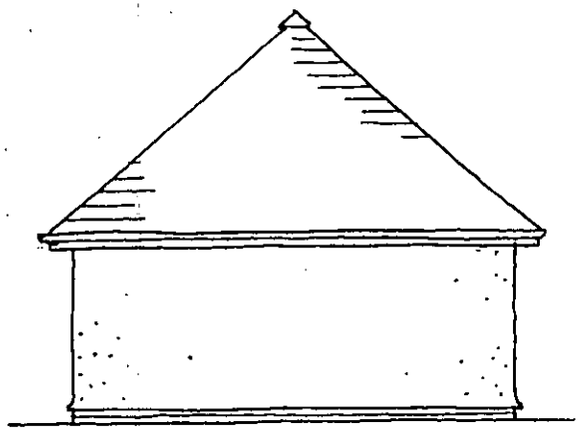
REAR ELEVATION. (NORTH-EAST).

SCALE 1:100.

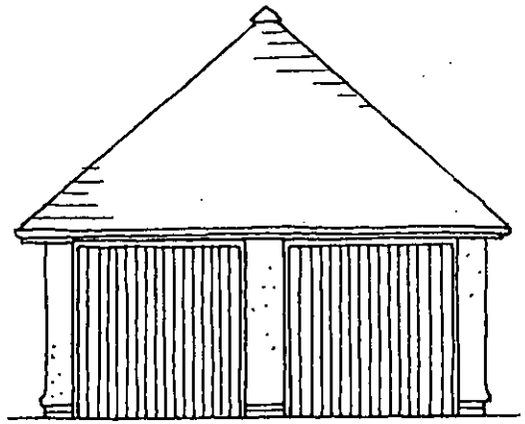
REVISION 'A' : MAY.08.

DWG.Nº : MYD-15.

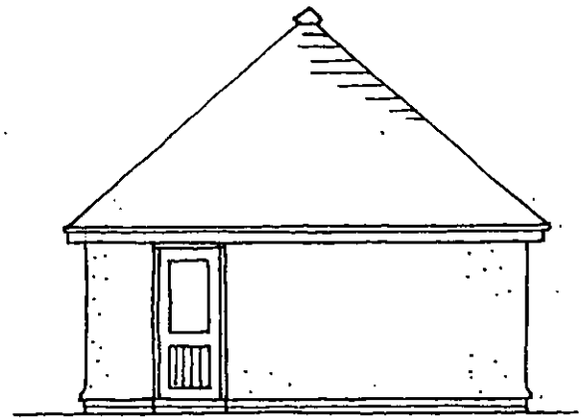
•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



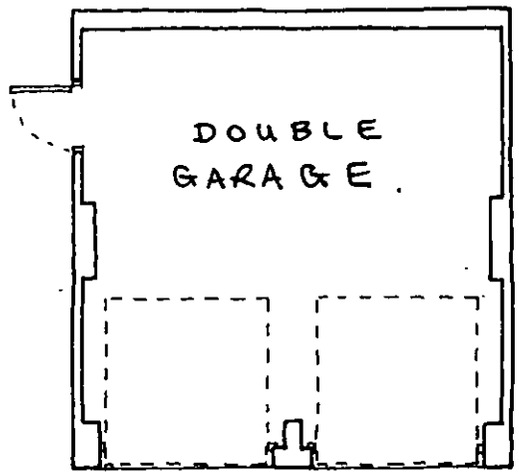
REAR ELEVATION



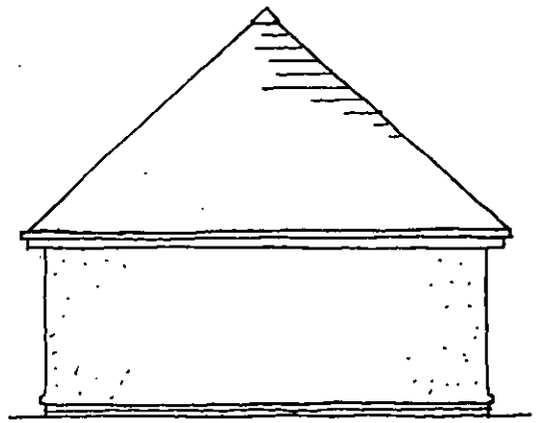
FRONT ELEVATION



SIDE ELEVATION.



GROUND FLOOR PLAN.



SIDE ELEVATION.

PLOT : 1

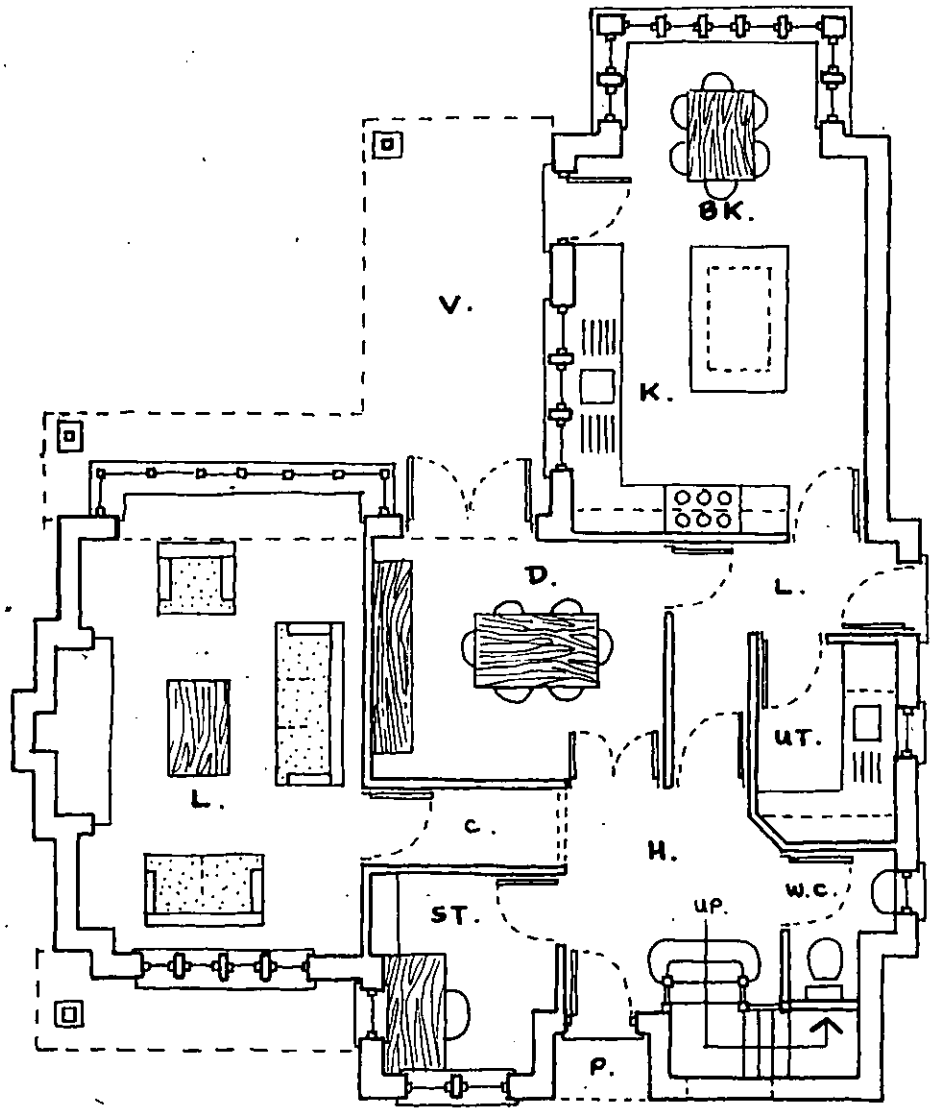
GARAGE PROPOSALS.

SCALE 1:100.

REVISION 'A' : MAY.08.

DWG. Nº: MYD-16.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



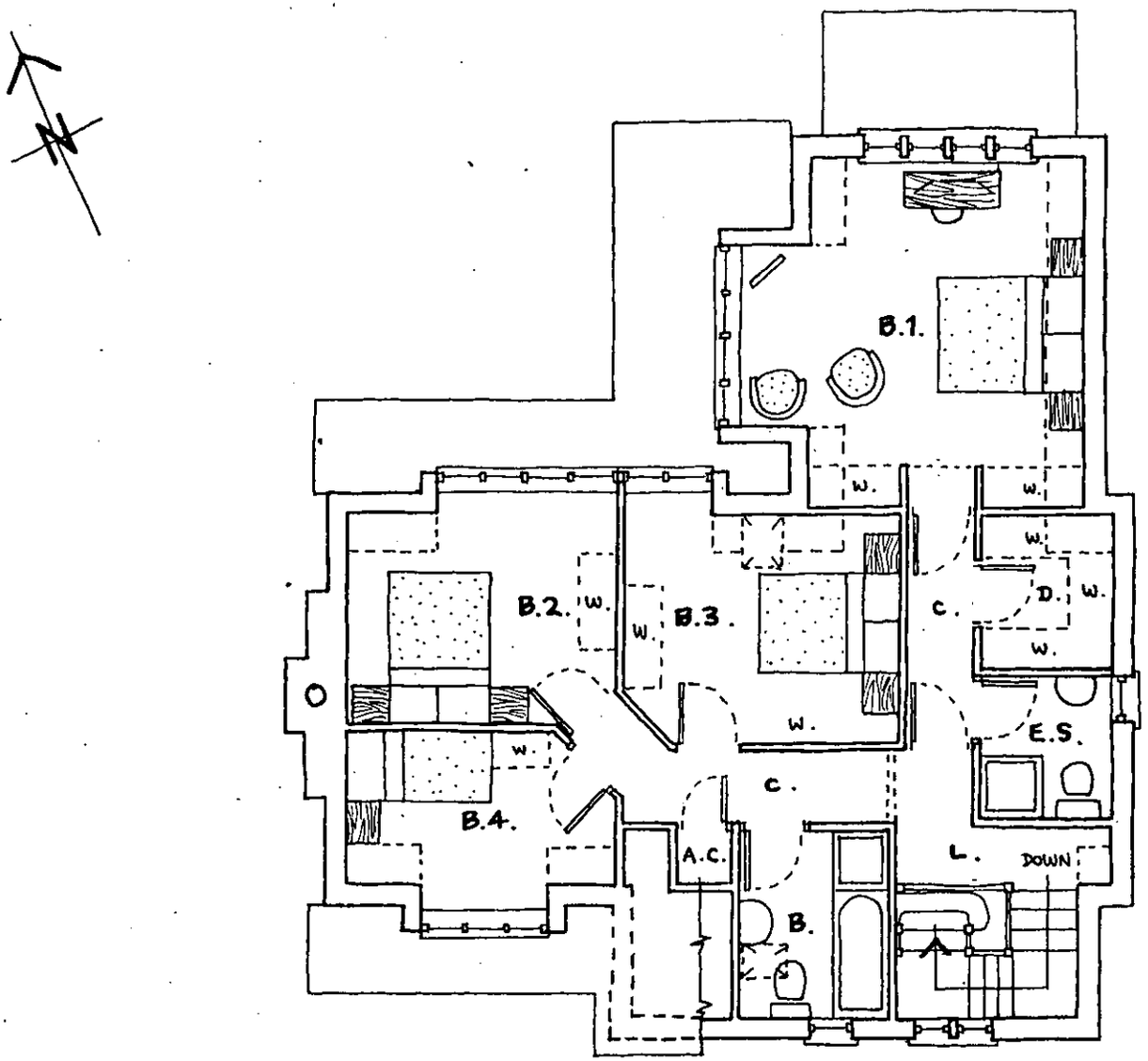
WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

PLOT 1 :
GROUND FLOOR.

SCALE 1:100.
REVISION 'A' : MAY 08.

DWG Nº: MYD~10.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



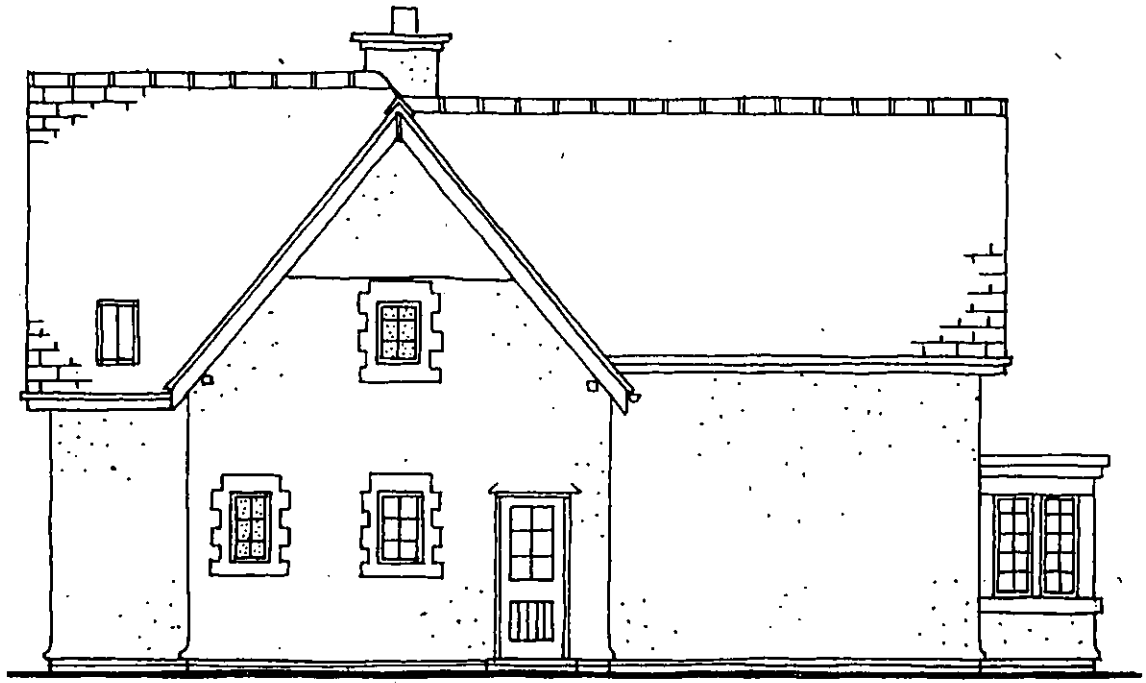
PLOT 1 :
FIRST FLOOR

SCALE 1:100. REVISION 'A' : MAY 08.

WREXHAM BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

DWG.Nº : MYD ~ 11.

• LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •



PLOT 1.

SIDE ELEVATION. (SOUTH-EAST).

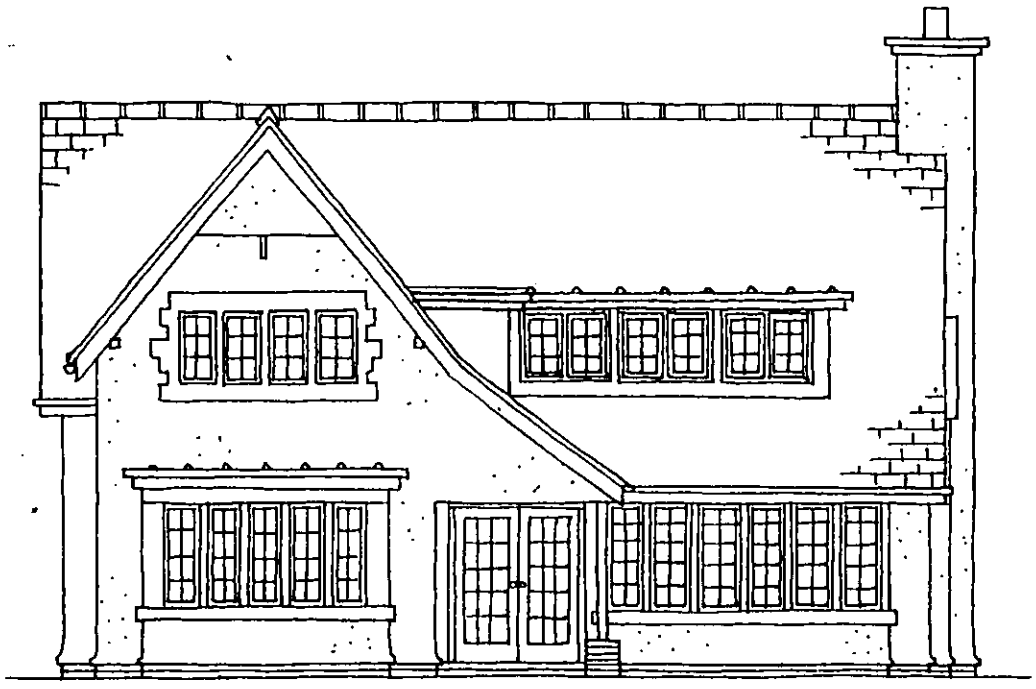
SCALE 1:100.

REVISION 'A': MAY 08.

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

DWG.Nº: MYD - 13.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 1.

REAR ELEVATION. (NORTH-EAST)

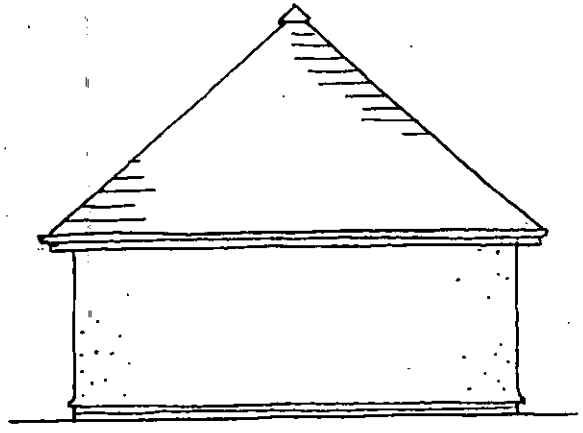
SCALE 1:100.

REVISION 'A' : MAY.08.

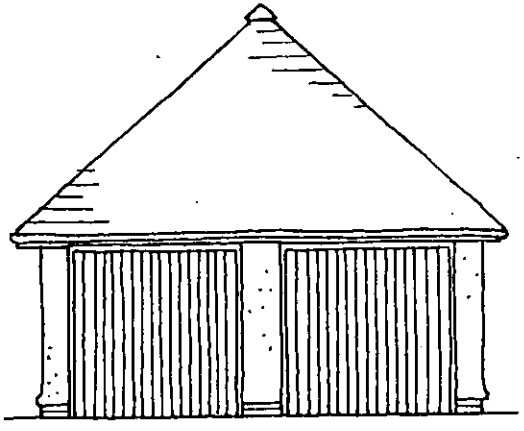
WREXHAM BOROUGH COUNTY COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

DWG.Nº : MYD-15.

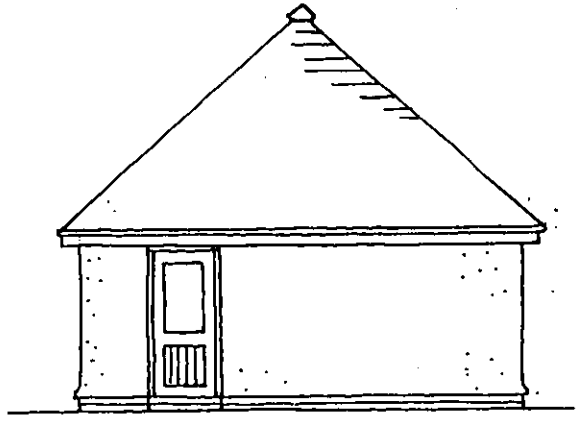
•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



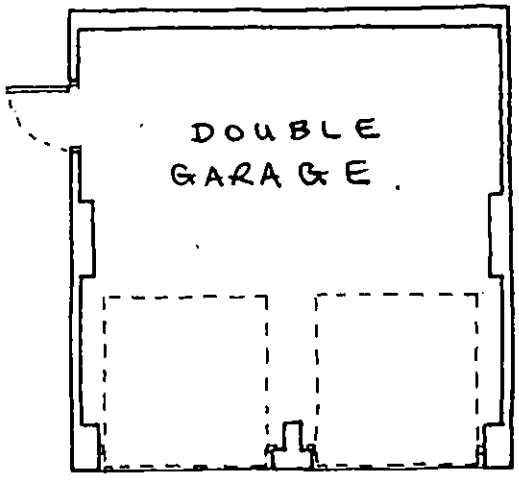
REAR ELEVATION



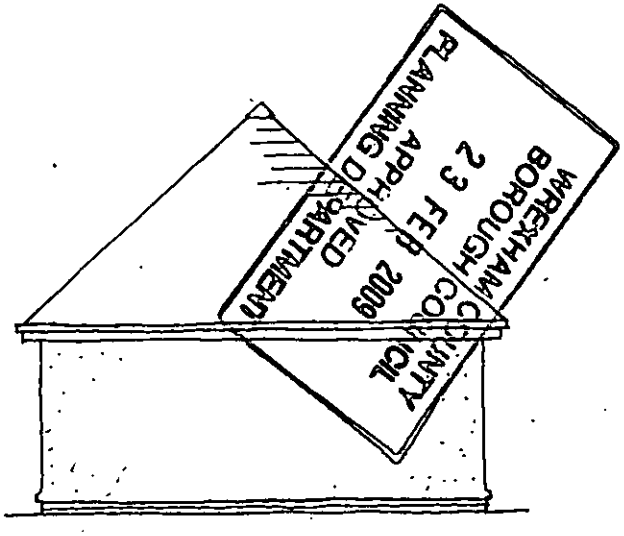
FRONT ELEVATION



SIDE ELEVATION.



GROUND FLOOR PLAN.



SIDE ELEVATION.

PLOT : 1

GARAGE PROPOSALS.

SCALE 1:100.

REVISION 'A' : MAY.08.

DWG. Nº: MYD-16.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



NORTH-WEST SIDE ELEVATION

SCALE - 1:100 0 5M

REVISION 'E' : OCT..07.

PLOT 3.

PLANNING DEPARTMENT
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007

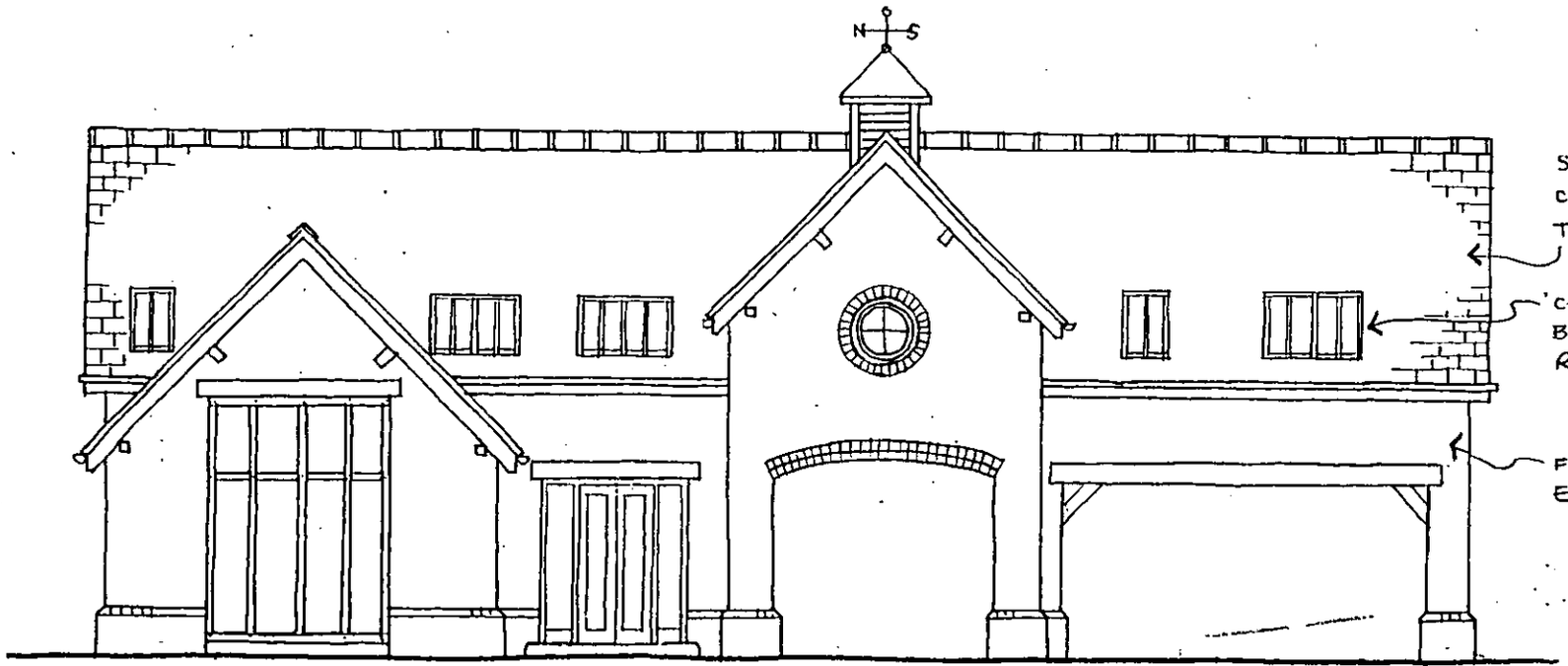
APPROVED
PLANNING DEPARTMENT
WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009

P/2007/1260

DWG. Nº : MYD-29.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•

C/07/1202/FP



NORTH-EAST REAR ELEVATION

SCALE - 1:100 0 5M

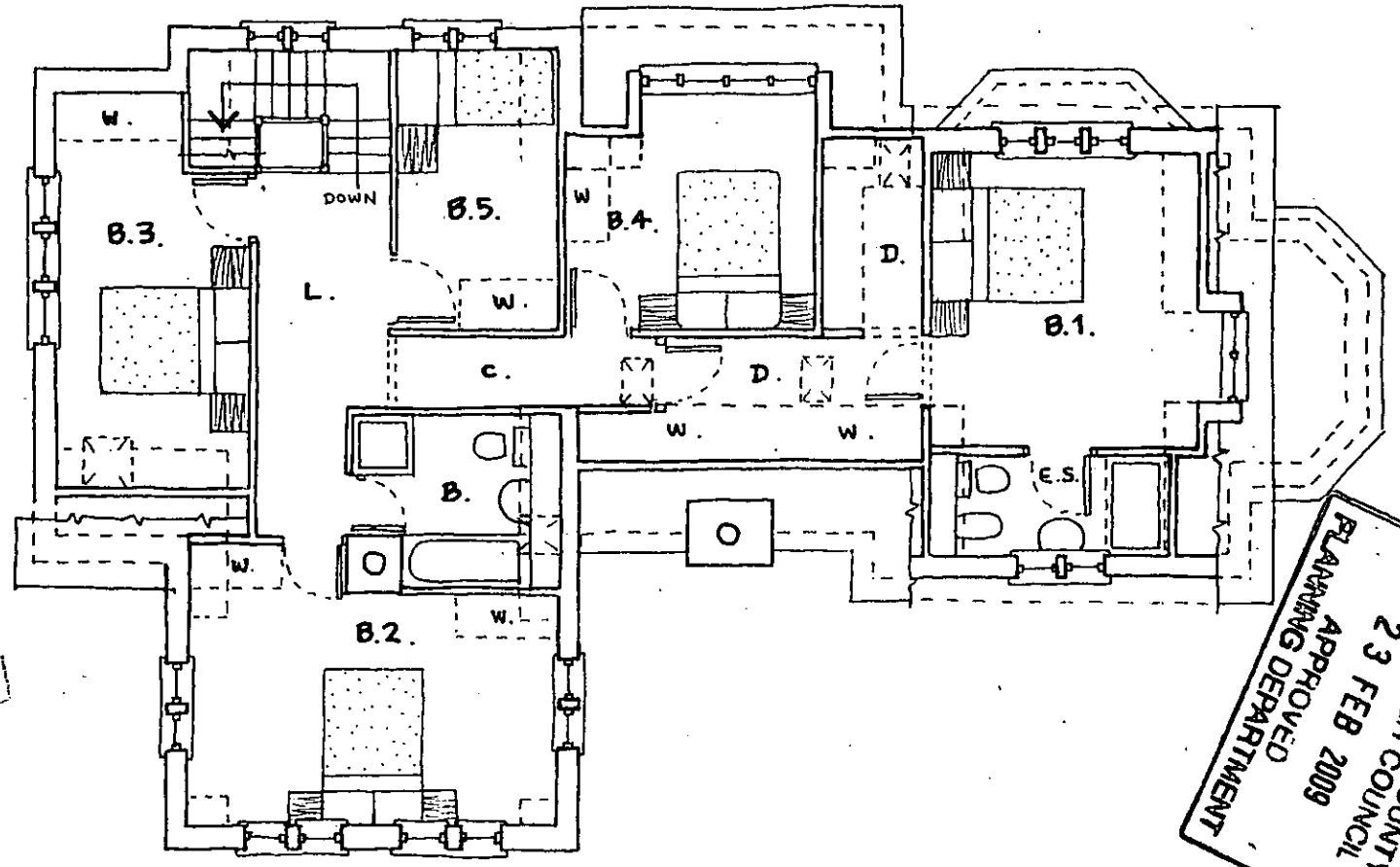
REVISION 'C' : OCT.07.

PLOT 3.

PLANNING APPLICATION
23 FEB 2008
WREXHAM COUNTY BOROUGH COUNCIL
WREXHAM COUNTY BOROUGH COUNCIL
PLANNING DEPARTMENT
23 OCT 2007
PART NT

DWG.Nº: MYD-30.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD, ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2006
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2006
PLANNING DEPARTMENT

PLOT 2.

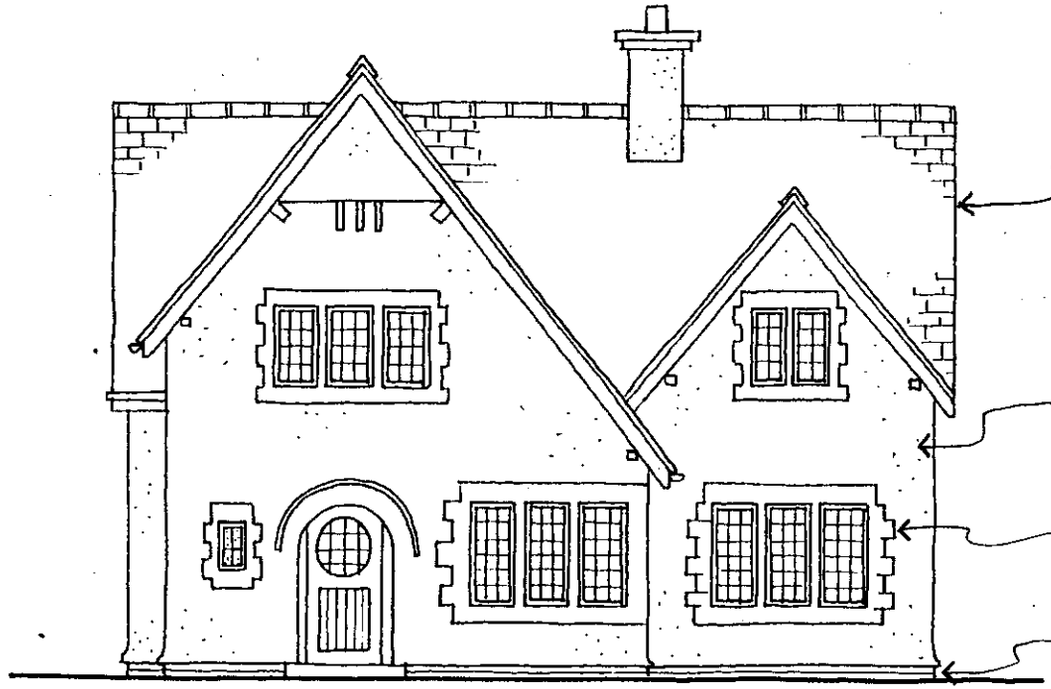
FIRST FLOOR

SCALE 1:100.

DWG. Nº: MYD ~ 18.

• LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.

D/2006/0218



SLATE 'EFFECT' CONCRETE INTERLOCKING ROOF TILES

TEXTURED RENDERED FINISH TO EXTERNAL WALLS.

RECONSTITUTED STONE WINDOW SURROUNDS

BRICK PLINTH COURSING BELOW D.P.C.

FRONT ELEVATION. (SOUTH-WEST).

PLOT : 2.

SCALE 1:100.

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

PLANNING DEPARTMENT
APPROVED
23 FEB 2009
WREXHAM COUNTY BOROUGH COUNCIL

DWG.Nº : MYD - 19.

LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.



PLOT 2.

SIDE ELEVATION. (SOUTH-EAST).

SCALE 1:100.

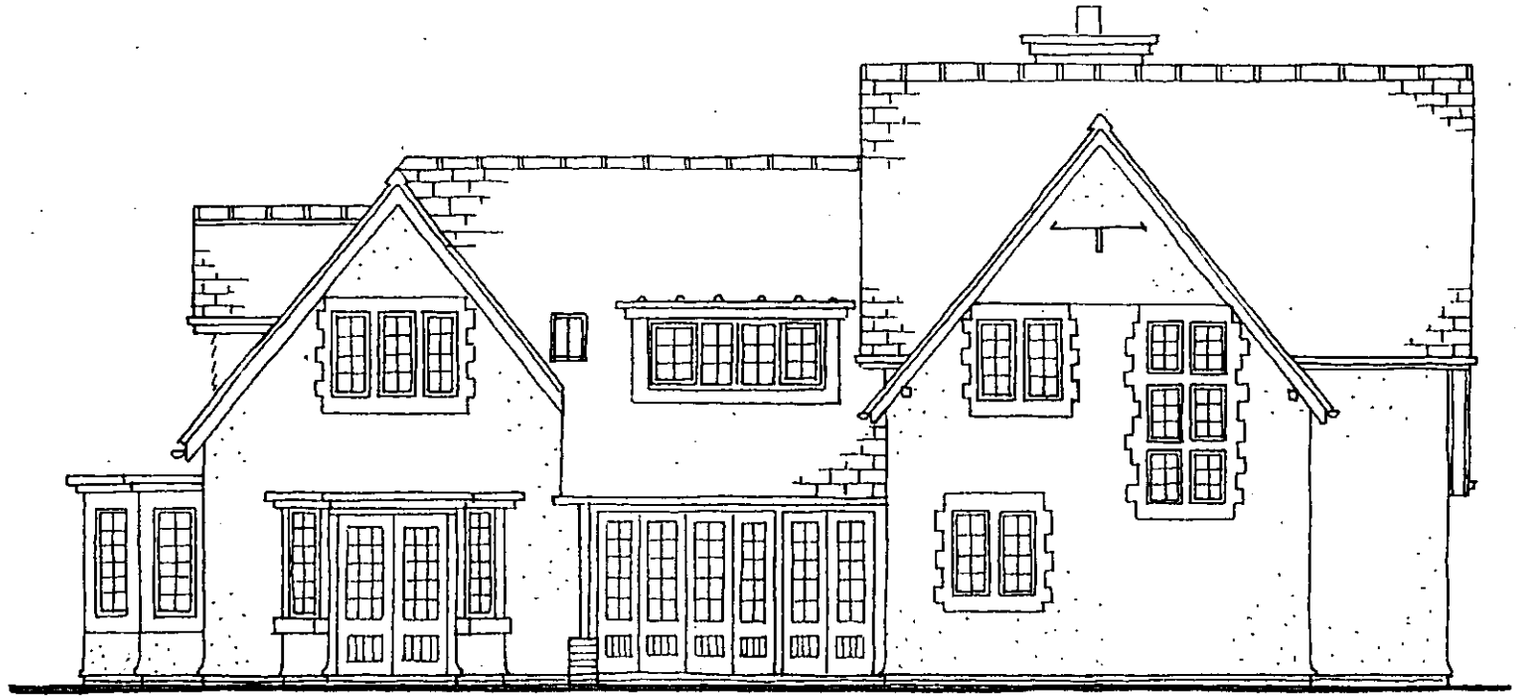
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
PLANNING DEPARTMENT
APPROVED
23 FEB 2009

DWG.Nº: MYD - 20.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.

P/2007/1260



PLOT 2.

SIDE ELEVATION. (NORTH-WEST).

SCALE 1:100.

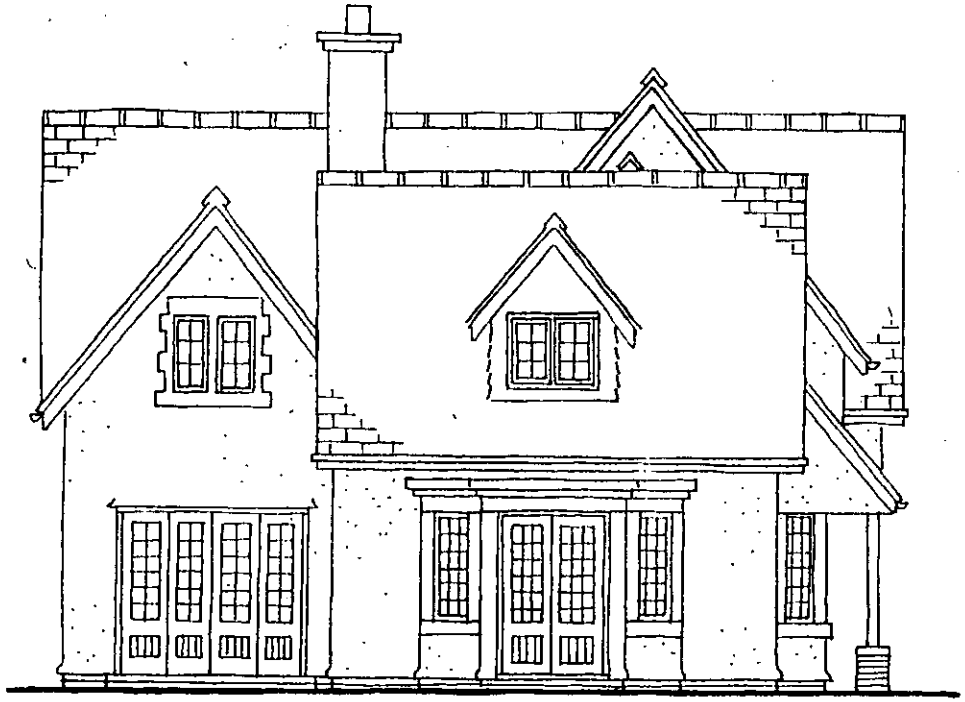
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING

PLANNING DEPARTMENT
APPROVED
23 FEB 2009
WREXHAM COUNTY BOROUGH COUNCIL

DWG.Nº: MYD - 21.

LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.

P/2007/1290



PLOT 2.

REAR ELEVATION. (NORTH - E ST)

SCALE 1:100.

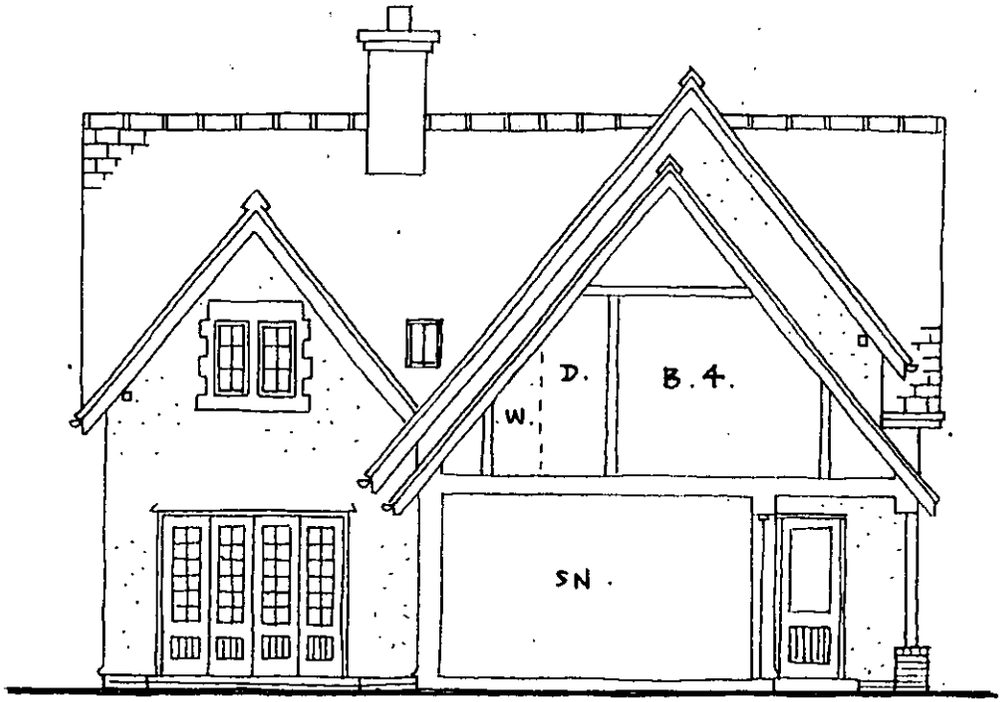
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
PLANNING APPROVED DEPARTMENT

P/2007/1290

DWG.Nº : MYD-22.

•LAND AT : 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



PLOT 2.

REAR ELEVATION | SECTION.

SCALE 1:100.

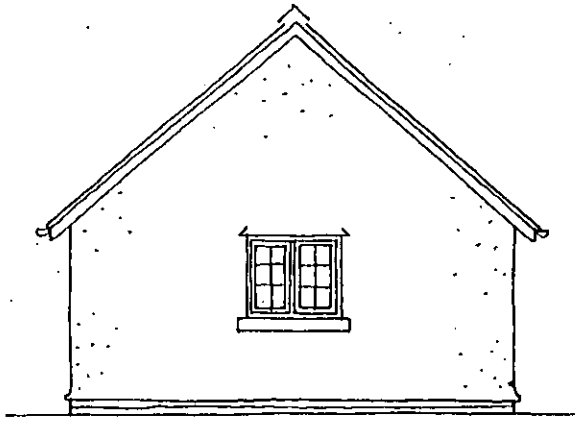
WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

PLANNING DEPARTMENT
APPROVED
23 FEB 2009
WREXHAM COUNTY BOROUGH COUNCIL

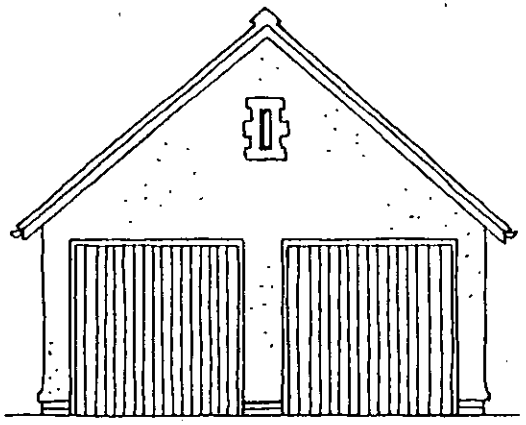
P/2007/1260

DWG.Nº: MYD-23.

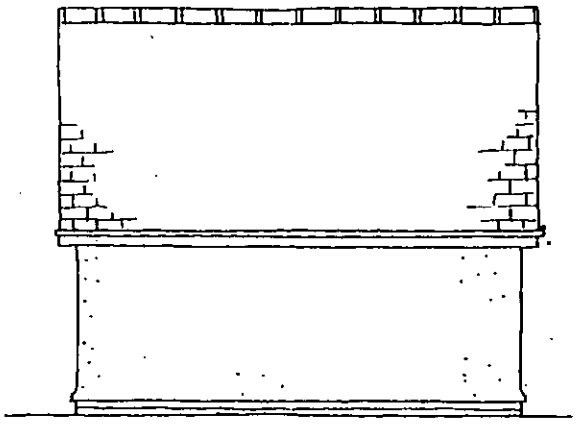
•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG.•



REAR ELEVATION



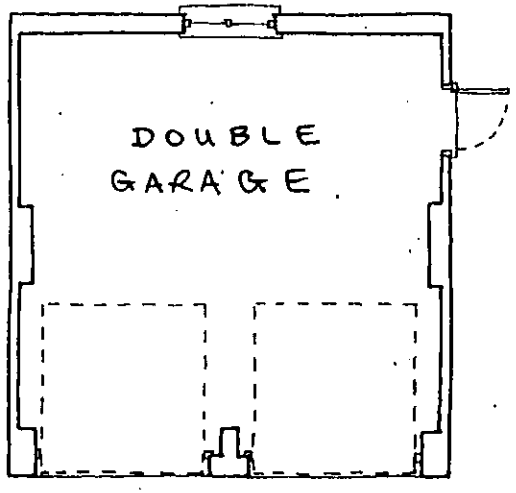
FRONT ELEVATION



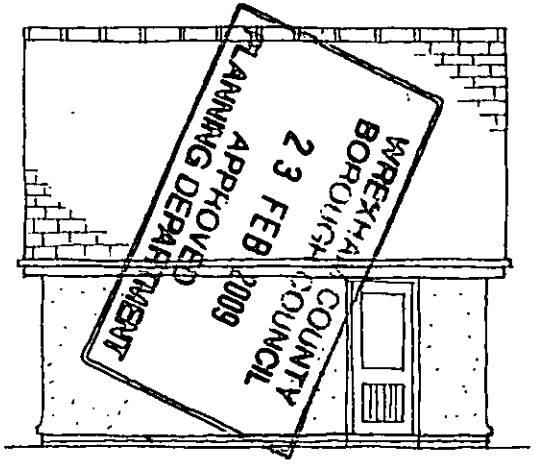
SIDE ELEVATION.

P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT



GROUND FLOOR PLAN.



SIDE ELEVATION.

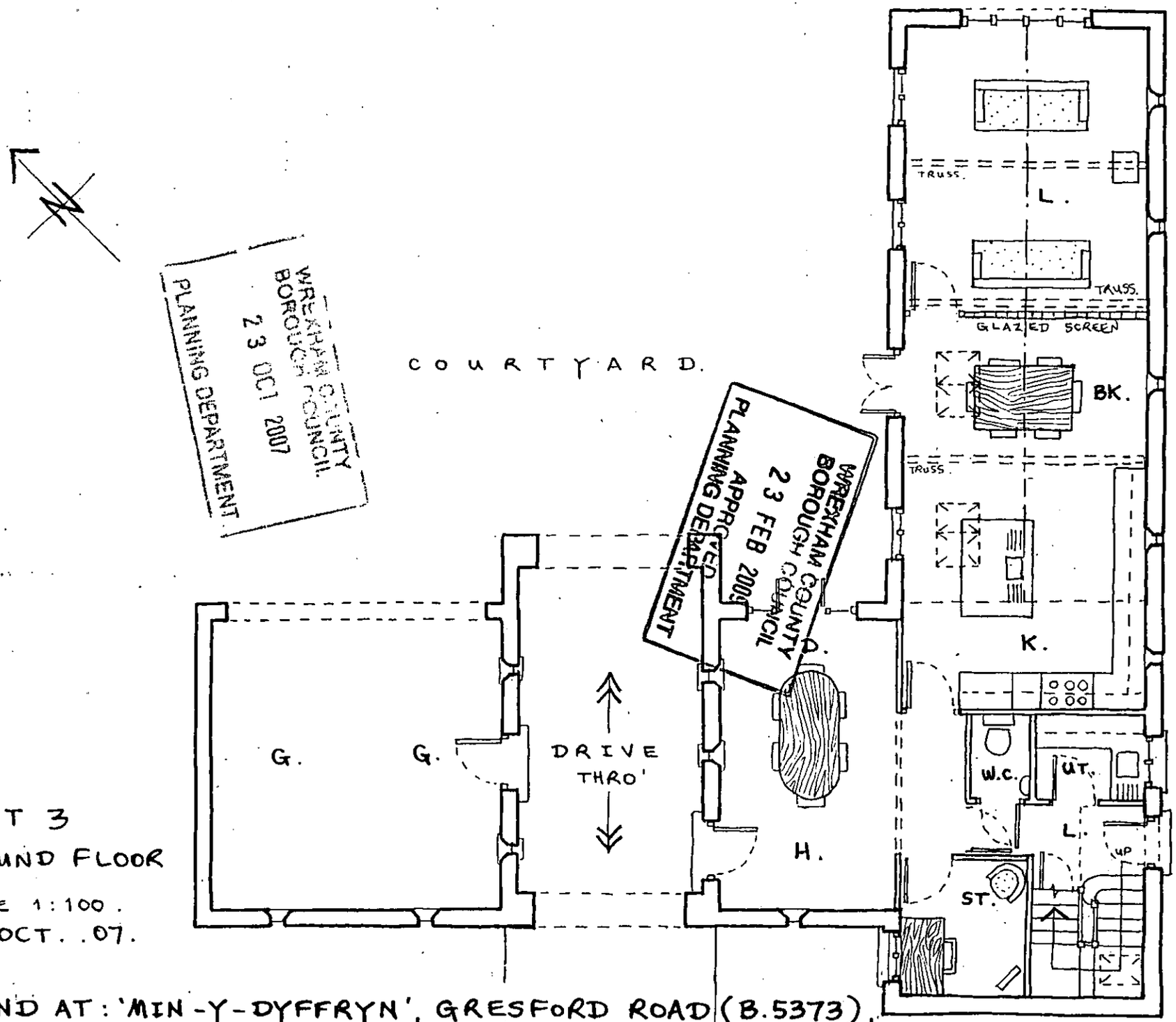
PLOT : 2.

GARAGE PROPOSALS.

SCALE 1:100.

DWG. Nº: MYD-24.

•LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG•



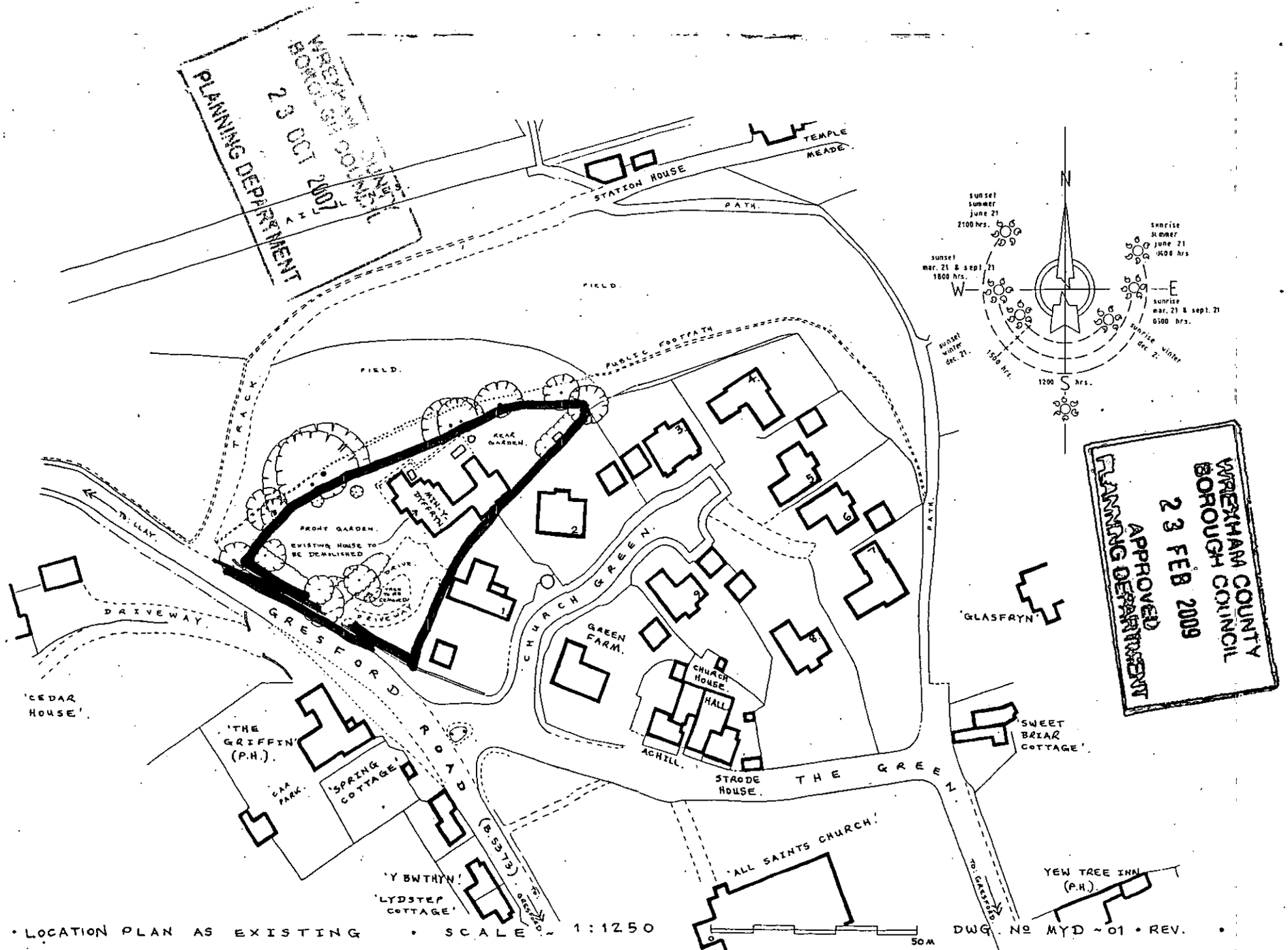
PLOT 3
GROUND FLOOR

SCALE 1:100.
'C' : OCT. .07.

• LAND AT: 'MIN-Y-DYFFRYN', GRESFORD ROAD (B.5373),
GRESFORD, WREXHAM, LL12 8RG •

DWG. NO: MYD-25.

D / 2 / 1



• LOCATION PLAN AS EXISTING • SCALE :- 1:1250 DWG. Nº MYD ~ 01 • REV. •

• LAND AT : 'MIN ~ Y ~ DYFFRYN' , GRESFORD ROAD (B.5373) , GRESFORD, WREXHAM, LL12 8RG •

P/2007/1298

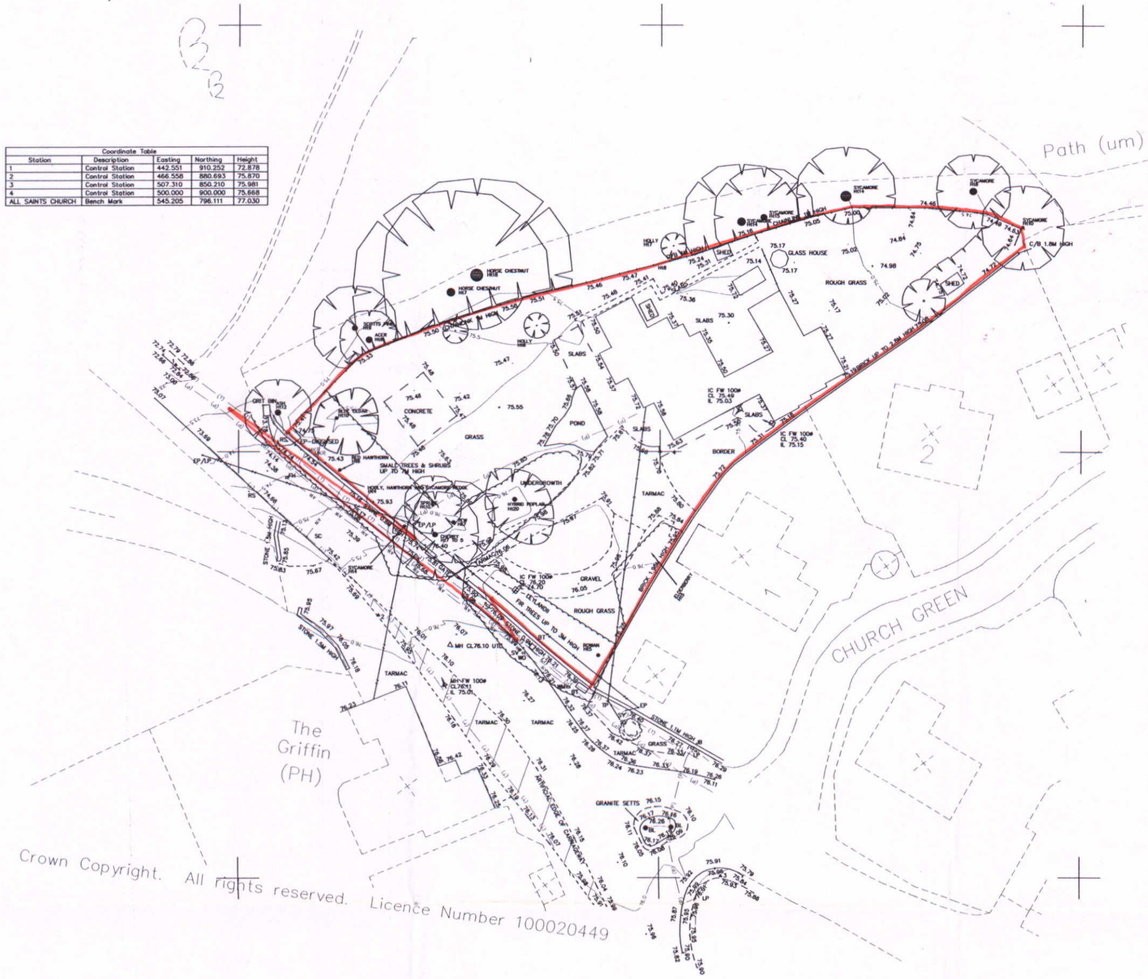
P/20

07/1260

A2

400.000 450.000 500.000 550.000 600.000

950.000 900.000 850.000 800.000



Coordinate Table				
Station	Description	Easting	Northing	Height
1	Control Station	442.551	910.252	72.878
2	Control Station	466.558	880.693	75.870
3	Control Station	507.310	850.210	75.981
4	Control Station	500.000	900.000	75.868
ALL SAINTS CHURCH	Bench Mark	545.205	798.111	77.030

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

BB – BOTTOM OF BANK
BEL – BELISHA BEACON
BL – BOLLARD
BM –BENCH MARK
BH – BOREHOLE
BT – TELECOM COVER
CAM – CAMERA
CTV – CABLE TV COVER
DP – DOWN PIPE
EIC – ELECTRIC INSPECTION
EP – ELECTRICITY POLE
FH – FIRE HYDRANT
GP – GATE POST
GV – GAS VALVE
GY – GULLEY
IC – INSPECTION COVER
KO – KERB OUTLET
LB – LITTER BIN
LP – LAMP POST
MH – MANHOLE
MKR – MARKER POST
MS – MILESTONE
PE – PIPE INVERT
PO – POST
RE – RODDING EYE
RS – ROAD SIGN
RW– RETAINING WALL
SC – STOP COCK
SD – SLOT DRAIN
SP – SIGN POST
ST – STOP TAP
SV – STOP VALVE
SY – STAY
TB – TOP OF BANK
TCB – TELEPHONE CALL BOX
TH – TRIALHOLE
TL – TRAFFIC LIGHTS
TLB TRAFFIC LIGHT BOX
TP – TELEGRAPH POLE
WM – WATER METER
WO – WATER OUTLET
YG – YARD GULLEY

TREE (TO SCALE)
SURVEY STATION
C/B CLOSE BOARD FENCE
P/W POST AND WIRE FENCE
P/R POST AND RAIL FENCE
I/R IRON RAILINGS
FOLIAGE
OVERHEAD TELEPHONE CABLES
OVERHEAD ELECTRICITY CABLES
BUSH – TO SCALE
UNDERGROUND POWER CABLES
UNDERGROUND TELEPHONE CABLE
UNKNOWN UNDERGROUND SERVICE
ASSUMED WATER MAIN

NOTES
ARBITRARY GRID & OS LEVEL DATUM
SERVICES LOCATED BY CABLE AVOIDANCE TOOL NORMAL PRECAUTIONS SHOULD BE OBSERVED PRIOR TO DIGGING ON SITE. ON SITE FACTORS CAN DILUTE THE ACCURACY OF SERVICE LOCATION. OTHER SERVICES MAY EXIST WHICH WERE UNDETECTABLE HIDDEN OR BURIED AT THE TIME OF SURVEY. DRAWING INCLUDES OS DIGITAL DATA WITH SCALE FACTOR REMOVED AND BEST FITTED TO SITE DATA.

CLIENT
GINO PALETTA

JOB TITLE
MIN–Y–DYFFRYN
GRESFORD

DRAWING TITLE
TOPOGRAPHIC SURVEY

SCALE 1:500	**DRG No** MYD 03.
DATE 21.10.05	**DRAWN BY** DW

INVAR MAPPING SURVEYS
PROVIDING SURVEYING SERVICES TO THE DESIGN, CONSTRUCTION AND PROPERTY INDUSTRIES FOR OVER TWENTY FIVE YEARS
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1, STIPERSTONES, MINSTERLEY, SHREWSBURY, SHROPSHIRE, SY5 OLZ
Tel / Fax: 01743 791977 Email: enquiries@invarmapping.co.uk
Website: http://www.invarmapping.co.uk
RICS CHARTERED SURVEYORS

Drawing Sheets\Paper Space\A2 Template.dwg

P/2007/1260

RAIL LINES.

STATION HOUSE

TEMPLE MEADE.

PATH.

FIELD.

FIELD.

PUBLIC FOOTPATH

TRACK.

REAR GARDEN.

MIN-Y-DYFFRYN

FRONT GARDEN.

EXISTING HOUSE TO BE DEMOLISHED

DRIVE.

TREE TO BE REMOVED

DRIVEWAY

TO: LLAY.

DRIVEWAY.

GRESFORD ROAD (B.5373)

'CEDAR HOUSE'.

'THE GRIFFIN' (P.H.).

CAR PARK.

'SPRING COTTAGE'

'Y BWTHYN'.

'LYDSTEP COTTAGE'

TO: GRESFORD.

CHURCH GREEN.

GREEN FARM.

CHURCH HOUSE.

HALL

ACHILL.

STRODE HOUSE.

THE GREEN.

PATH.

'GLASFRYN'

'SWEET BRIAR COTTAGE'.

'ALL SAINTS CHURCH'

TO: GRESFORD.

YEW TREE INN (P.H.).

1 2 3 4 5 6 7 8 9

N

sunset summer june 21 2100 hrs.

sunrise summer june 21 0400 hrs

sunset mar. 21 & sept. 21 1800 hrs.

W

E

sunrise mar. 21 & sept. 21 0600 hrs.

sunset winter dec. 21.

1500 hrs.

sunrise dec 21 winter

1200 hrs.

S

0 50M

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

• BLOCK PLAN AS EXISTING • SCALE ~ 1:500 DWG. Nº MYD ~ 02 • REV. •

• LAND AT : 'MIN ~ Y ~ DYFFRYN' , GRESFORD ROAD (B.5373) , GRESFORD, WREXHAM, LL12 8RG •

P/2007/1260

RAIL LINES.

STATION HOUSE

TEMPLE MEADE.

PATH.

TRACK.

PUBLIC FOOTPATH

TO: LLAY.

DRIVEWAY.

GRESFORD ROAD

'CEDAR HOUSE'.

'THE GRIFFIN' (P.H.).

CAR PARK.

'SPRING COTTAGE'

'Y BWTHYN'

'LYDSTEP COTTAGE'

(B.5373).

TO: GRESFORD.

CHURCH GREEN.

GREEN FARM.

CHURCH HOUSE.

HALL

ACHILL.

STRODE HOUSE.

THE GREEN.

'ALL SAINTS CHURCH'

'GLASFRYN'

'SWEET BRIAR COTTAGE'.

YEW TREE INN (P.H.).

TO: GRESFORD.

N

sunset summer june 21 2100 hrs.

sunrise summer june 21 0400 hrs

sunset mar. 21 & sept. 21 1800 hrs.

W

E

sunrise mar. 21 & sept. 21 0600 hrs.

sunset winter dec. 21. 1500 hrs.

sunrise winter dec 21

1200 hrs.

S

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

0 50M

• BLOCK PLAN AS PROPOSED • SCALE ~ 1 : 500 DWG. Nº MYD ~ 04 • REV.

• LAND AT : 'MIN ~ Y ~ DYFFRYN' , GRESFORD ROAD (B.5373) , GRESFORD, WREXHAM, LL12 8RG

P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

TRACK TO 'STATION HOUSE'.
PUBLIC FOOTPATH Nº 5.
HEDGEROW
NEW 1.0M HIGH DWARF BOUNDARY
TO: LLAY.
'MIN-Y-DYFFRYN'.
HOUSE TO BE DEMOLISHED.
PATIO.
PATH.
SHED
SHED
SHED
SHED
REAR GARDEN.
EXISTING SCREEN BRICK WALL
FRONT GARDEN.
POND.
TREE TO BE REMOVED
DRIVE.
DRIVE.
DRIVE WAY.
GRESFORD ROAD B.5373.
OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW
FIRST FLOOR BEDROOM WINDOWS
OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOWS
FIRST FLOOR BEDROOM WINDOW
FIRST FLOOR BEDROOM WINDOW.
EXISTING 1.8M HIGH BRICK SCREEN WALL.
1.
2.
3.
CHURCH GREEN.
GREEN FARM.
DRIVE WAY.
CAR-PARK.
THE GRIFFIN (P.H.).
TO: GRESFORD
THE GREEN.
TO: GRESFORD.

N
sunset summer june 21 2100 hrs.
sunset mar. 21 & sept. 21 1800 hrs.
W
sunset winter dec. 21.
1500 hrs.
1200 hrs.
S
sunrise winter dec. 21
sunrise summer june 21 0400 hrs
E
sunrise mar. 21 & sept. 21 0600 hrs.

0 10 20 30M

• SITE PLAN AS EXISTING • SCALE ~ 1:200 • DWG. Nº MYD~05 • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

A1

Coordinate Table				
Station	Description	Easting	Northing	Height
1	Control Station	442.551	910.252	72.878
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4	Control Station	500.000	900.000	75.668
ALL SAINTS CHURCH	Bench Mark	545.205	796.111	77.030

450.000

500.000

550.000

900.000

850.000

Path (um)

CHURCH GREEN

The Griffin (PH)

HOUSE TO BE DEMOLISHED.

TREE TO BE REMOVED

GLASS HOUSE

SHED

SLABS

CONCRETE

GRASS

ROUGH GRASS

POND

BORDER

UNDERGROWTH

TARMAC

GRAVEL

GRANITE SETTS

HORSE CHESTNUT Ht18

HORSE CHESTNUT Ht17

SCOTTS PINE Ht9

ACER Ht8

HOLLY Ht7

HOLLY Ht16

SYCAMORE Ht14

SYCAMORE Ht15

SYCAMORE Ht10

GRIT BIN

ASH Ht12

BLUE CEDAR Ht10

RED HAWTHORN Ht6

SMALL TREES & SHRUBS UP TO 7M HIGH

HOLLY, HAWTHORN AND SYCAMORE HEDGE Ht4

SPRUCE Ht10

YEW Ht7

CHERRY Ht7 TO 5

HYBRID POPLAR Ht20

SYCAMORE

LEYLANDII FIR TREES UP TO 3M HIGH

ROWAN Ht5

ELDERBERRY Ht5

C/B 1M HIGH

CHAINLINK 1M HIGH

C/B 1.8M HIGH

BRICK UP TO 2.8M HIGH

STONE 1.5M HIGH

STONE 1.1M HIGH JB

STONE 0.9M HIGH

BRICK 1.35M HIGH

IC FW 100ø CL 75.49 IL 75.03

IC FW 100ø CL 75.40 IL 75.15

IC FW 100ø CL 76.20 IL 74.70

MH CL76.10 UTL

MH FW 100ø CL76.11 IL 75.01

EP/LP

EP-DISSOLVED

RS

SC

SV

WO

WMH

BT

TP

LP

BL

FH

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BB – BOTTOM OF BANK
BEL – BELISHA BEACON
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TLB TRAFFIC LIGHT BOX
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TREE (TO SCALE)
SURVEY STATION
C/B CLOSE BOARD FENCE
P/W POST AND WIRE FENCE
P/R POST AND RAIL FENCE
I/R IRON RAILINGS
FOLIAGE
OVERHEAD TELEPHONE CABLE
OVERHEAD POWER CABLES
BUSH – TO SCALE
UNDERGROUND POWER CABLES
UNDERGROUND TELEPHONE CA
UNKNOWN UNDERGROUND SERV
ASSUMED WATER MAIN

NOTES
ARBITRARY GRID & OS LEVEL DATUM
SERVICES LOCATED BY CABLE AVOIDANCE TOO
NORMAL PRECAUTIONS SHOULD BE OBSERVED
PRIOR TO DIGGING ON SITE. ON SITE FACTORS
CAN DILUTE THE ACCURACY OF SERVICE
LOCATION. OTHER SERVICES MAY EXIST WHICH
WERE UNDETECTABLE HIDDEN OR BURIED AT
THE TIME OF SURVEY. DRAWING INCLUDES OS
DIGITAL DATA WITH SCALE FACTOR REMOVED
AND BEST FITTED TO SITE DATA.

CLIENT
GINO PALETTA

JOB TITLE
MIN–Y–DYFFRYN
GRESFORD

DRAWING TITLE
TOPOGRAPHIC SURVEY

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

SCALE 1:200 | **DRG No** MYD – 0
DATE 21.10.05 | **DRAWN BY** DW

INVAR MAPPING SURVEYS
PROVIDING SURVEYING SERVICES TO THE DESIGN, CONSTRUCTION AND PROPERTY INDUSTRIES FOR OVER TWENTY FIVE YEARS

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Tel / Fax: 01743 791977 Email: enquiries@invarmapping.co.uk
Website: http://www.invarmapping.co.uk
RICS CHARTERED SURVEYORS

P/2007/1260

P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

TRACK TO 'STATION HOUSE'

PUBLIC FOOT PATH No 5

TO: LLAY

STREETSCENE VIEWPOINT.

NEW 1.0M HIGH DWARF BOUNDARY HEDGEROW

EXISTING PUBLIC FOOTPATH

DRIVEWAY.

GRESFORD

EXISTING STONE WALL TO BE RETAINED

FRONT GARDEN

No 2 PRIVATE DRIVE

TURNING HEAD

NEW FENCE

2.4M SHARED PRIVATE DRIVE.

2.1m x 35m VISIBILITY SPLAY

REAR GARDEN

NEW TREES

PRIVATE DRIVE FOR PLOT 3 ONLY.

TURNING CIRCLE

REAR COURTYARD (IN BRICK PAVIORS)

REAR GARDEN

NEW TREES

PASSAGEWAY

EXISTING SCREEN BRICK WALL

FIRST FLOOR BEDROOM WINDOWS

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW

OBSCURE GLAZED FIRST FLOOR WINDOWS

FIRST FLOOR BEDROOM WINDOW.

GATES

No 1 PRIVATE DR.

NEW PARGE WALL

REMOVE PART OF EXISTING STONE WALL TO FORM NEW SPLAYED ENTRANCE.

REINSE EXISTING VEHICULAR ENTRANCE.

2M X 31M VISIBILITY SPLAY

EXISTING STONE WALL TO BE RETAINED

EXISTING 1.68M HIGH BRICK SCREEN WALL

EXISTING SHRUBS

DRIVEWAY.

CAR-PARK.

THE GRIFFIN (P.H.).

B.5373.

TO: GRESFORD

THE GREEN.

CHURCH GREEN.

GREEN FARM.

STREETSCENE VIEWPOINT.

sunset summer june 21 2100 hrs.
sunset mar. 21 & sept. 21 1800 hrs.
sunset winter dec. 21. 1500 hrs.
sunrise summer june 21 0400 hrs
sunrise mar. 21 & sept. 21 0600 hrs.
sunrise winter dec. 21
1200 hrs.
N
W
E
S

0 10 20 30M

• SITE PLAN AS PROPOSED • SCALE ~ 1:200 • DWG. No MYD~07 • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

TRACK TO 'STATION HOUSE'

PUBLIC FOOTPATH No 5

NEW 1.0M HIGH DWARF BOUNDARY HEDGEROW

TO: LLAY.

NEW TREES

REAR GARDEN

2.

PRIVATE DRIVE FOR PLOT 3 ONLY.

TRAFFIC

PATH

PATIO.

DOUBLE GARAGE

FRONT GARDEN

EXISTING STONE WALL TO BE RETAINED

EXISTING FOOTPATH

GRESFORD

DRIVE WAY.

No 2 PRIVATE DRIVE

TURNING HEAD

SHARED PRIVATE DRIVE.

SHRUBS

DWARF HEDGE

GATES

NEW DWARF WALL

2M X 33M VISIBILITY SPLAY

42M

REMOVE PART OF EXISTING STONE WALL TO FORM NEW SPLAYED ENTRANCE.

REINSTATE EXISTING VEHICULAR ENTRANCE.

No 1 PRIVATE DR.

EXISTING 1.8M HIGH BRICK SCREEN WALL

EXISTING STONE WALL TO BE RETAINED

ROAD

B.5373.

CAR-PARK.

THE GRIFFIN (P.H.).

TO: GRESFORD

THE GREEN.

CHURCH GREEN.

GREEN FARM.

DRIVE WAY.

AWNING C/O.

REAR COURTYARD (W. BRICK PAVING)

REAR GARDEN

3.

NEW TREES

EXISTING SCREEN BRICK WALL

PASSAGEWAY.

FIRST FLOOR BEDROOM WINDOWS

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW

2.

3.

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOWS

FIRST FLOOR BEDROOM WINDOW

FIRST FLOOR BEDROOM WINDOW.

1.

N

sunset summer june 21 2100 hrs.

sunset mar. 21 & sept. 21 1800 hrs.

W

sunset winter dec. 21.

1500 hrs.

1200 hrs.

S

sunrise winter dec. 21

sunrise summer june 21 0400 hrs

E

sunrise mar. 21 & sept. 21 0600 hrs.

0 10 20 30M

• GROUND FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~08 • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

PUBLIC FOOT PATH No 5

TRACK TO 'STATION HOUSE'

TO: LLAY

NEW 1.0M HIGH DWARF BOUNDARY HEDGEROW

NEW TREES

REAR GARDEN

PRIVATE DRIVE FOR PLOT 3 ONLY.

REAR COURTYARD (W. BRICK PAVING)

TURNING CIRCLE

PASSAGEWAY

EXISTING SCREEN BRICK WALL

FIRST FLOOR BEDROOM WINDOWS

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW

FIRST FLOOR BEDROOM WINDOW

FIRST FLOOR BEDROOM WINDOW.

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOWS

SHARED PRIVATE DRIVE.

No 2 PRIVATE DRIVE

No 1 PRIVATE DR.

FRONT GARDEN

PATIO

PATH

SHRUBS

DWARF HEDGE

TURNING HEAD

EXISTING STONE WALL TO BE RETAINED

EXISTING FOOTPATH

GRESFORD ROAD

DRIVE WAY.

2M X 31M VISIBILITY SPLAY

REMOVE PART OF EXISTING STONE WALL TO FORM NEW SPLAYED ENTRANCE.

REUSE EXISTING VEHICULAR ENTRANCE

NEW DWARF WALL

EXISTING 1.8M HIGH BRICK SCREEN WALL

GATES

EXISTING STONE WALL TO BE RETAINED

DRIVEWAY.

CHURCH GREEN.

GREEN FARM.

THE GRIFFIN (P.H.).

CAR-PARK.

B.5373.

TO: GRESFORD

THE GREEN.

TO: GRESFORD

1. 2. 3.

sunset summer june 21 2100 hrs.
sunset mar. 21 & sept. 21 1800 hrs.
sunset winter dec. 21.
sunrise summer june 21 0400 hrs
sunrise mar. 21 & sept. 21 0600 hrs.
sunrise winter dec. 21
1500 hrs.
1200 hrs.
N
W
E
S

0 10 20 30M

• FIRST FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~09. • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

P/20

07/1260

P/2007/126



WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

PROPOSED STREETSCENE OF GRESFORD ROAD.

SCALE 1:100.

DWG. No MYD ~ 31.

• STREETSCENE AS PROPOSED • SCALE ~ 1:100 0 5 10 15 M • DWG. No MYD ~ 31. • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •

RAIL LINES.

STATION HOUSE

TEMPLE MEADE.

PATH.

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

sunset summer june 21 2100 hrs.

sunrise summer june 21 0400 hrs

sunset mar. 21 & sept. 21 1800 hrs.

W — E

sunrise mar. 21 & sept. 21 0600 hrs.

sunset winter dec. 21.

1500 hrs.

sunrise winter dec 21

1200 hrs.

N

S

PUBLIC FOOTPATH

TRACK.

TO: LLAY.

NEW 1.0m WIDE TIMBER BOUNDARY HEDGE

1.8m HIGH BRICK WALL

1.8m HIGH STONE WALL

SHARED PEDESTRIAN DRIVE

PRIVATE DRIVE

PRIVATE DRIVE FOR PLOTS 2 & 3

PLOT 1

PLOT 2

PLOT 3

PLOT 4

PLOT 5

PLOT 6

PLOT 7

PLOT 8

PLOT 9

CHURCH GREEN.

PATH.

DRIVEWAY.

'CEDAR HOUSE'.

GRESFORD ROAD

'THE GRIFFIN' (P.H.).

CAR PARK.

'SPRING COTTAGE'

'Y BWTHYN'

'LYDSTEP COTTAGE'

(B.5373).

TO: GRESFORD.

GREEN FARM.

CHURCH HOUSE.

HALL

ACHILL.

STRODE HOUSE.

THE GREEN.

'ALL SAINTS CHURCH'

'GLASFRYN'

'SWEET BRIAR COTTAGE'.

TO: GRESFORD.

YEW TREE INN (P.H.).

0 50M

• BLOCK PLAN AS PROPOSED • SCALE ~ 1 : 500 DWG. Nº MYD ~ 04 • REV. A • MAY. 08.

• LAND AT : 'MIN ~ Y ~ DYFFRYN' , GRESFORD ROAD (B.5373) , GRESFORD, WREXHAM, LL12 8RG •

Coordinate Table				
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4	Control Station	500.000	900.000	75.668
ALL SAINTS CHURCH	Bench Mark	545.205	796.111	77.030

450.000

500.000

550.000

900.000

850.000

Path (um)

CHURCH GREEN

The Griffin (PH)

HOUSE TO BE DEMOLISHED.

GLASS HOUSE

ROUGH GROUND

SLABS

CONCRETE

GRASS

POND

BORDER

TARMAC

UNDERGROWTH

GRAVEL

ROUGH GRASS

GRANITE SETTS

HORSE CHESTNUT Ht18

HORSE CHESTNUT Ht17

SCOTTS PINE Ht19

ACER Ht18

HOLLY Ht16

HOLLY Ht7

SYCAMORE Ht15

SYCAMORE Ht14

SYCAMORE Ht18

SYCAMORE Ht10

GRIT BIN

ASH Ht12

BLUE CEDAR

RED HAWTHORN Ht16

HOLLY, HAWTHORN AND SYCAMORE HEDGE Ht14

SPRUCE Ht10

HYBRID POPLAR Ht20

CHERRY Ht7 TO 5

NEW Ht

SYCAMORE Ht14

EVERGREEN Ht5

ROWAN Ht9

C/B 1.8M HIGH

C/B 1M HIGH

CHAINLINK 1M HIGH

SHED

BRICK UP TO 2.8M HIGH

BRICK 1.95M HIGH

STONE 0.8M HIGH

STONE 1.5M HIGH

STONE 1.1M HIGH

SMALL TREES & SHRUBS UP TO 7M HIGH

FIR TREES UP TO 3M HIGH

TREE TO BE REMOVED

EXISTING STONE BOUNDARY WALL 1.2m APPROX. HEIGHT

ARTIFICIAL EDGE OF CARRIAGEWAY

IC FW 100ø CL 75.49 IL 75.03

IC FW 100ø CL 75.40 IL 75.15

IC FW 100ø CL 76.20 IL 74.70

MH FW 100ø CL76.11 IL 75.01

MH CL76.10 UTIL

EP-DISMISSED

EP/LP

FH

RS

SC

TP

BT

GV

WO

WM

EP

LP

BL

(1) (2) (3) (4)

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BB – BUTTON OF BANK	TREE (TO SCALE)
BEL – BELISHA BEACON	
BL – BOLLARD	SURVEY STATION
BM –BENCH MARK	C/B CLOSE BOARD FENCE
BH – BOREHOLE	P/W POST AND WIRE FENCE
BT – TELECOM COVER	P/R POST AND RAIL FENCE
CAM – CAMERA	I/R IRON RAILINGS
CTV – CABLE TV COVER	FOLIAGE
DP – DOWN PIPE	OVERHEAD TELEPHONE CABLES
EIC – ELECTRIC INSPECTION	OVERHEAD POWER CABLES
EP – ELECTRICITY POLE	BUSH – TO SCALE
FH – FIRE HYDRANT	UNDERGROUND POWER CABLES
GP – GATE POST	UNDERGROUND TELEPHONE CABLE
GV – GAS VALVE	UNKNOWN UNDERGROUND SERVICE
GY – GULLEY	ASSUMED WATER MAIN
IC – INSPECTION COVER	
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LB – LITTER BIN	
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RE – RODDING EYE	
RS – ROAD SIGN	
RW– RETAINING WALL	
SC – STOP COCK	
SD – SLOT DRAIN	
SP – SIGN POST	
ST – STOP TAP	
SV – STOP VALVE	
SY – STAY	
TB – TOP OF BANK	
TCB – TELEPHONE CALL BOX	
TH – TRIALHOLE	
TL – TRAFFIC LIGHTS	
TLB TRAFFIC LIGHT BOX	
TP – TELEGRAPH POLE	
WM – WATER METER	
WO – WATER OUTLET	
YG – YARD GULLEY	

NOTES
ARBITRARY GRID & OS LEVEL DATUM
SERVICES LOCATED BY CABLE AVOIDANCE TOOL NORMAL PRECAUTIONS SHOULD BE OBSERVED PRIOR TO DIGGING ON SITE. ON SITE FACTORS CAN DILUTE THE ACCURACY OF SERVICE LOCATION. OTHER SERVICES MAY EXIST WHICH WERE UNDETECTABLE HIDDEN OR BURIED AT THE TIME OF SURVEY. DRAWING INCLUDES OS DIGITAL DATA WITH SCALE FACTOR REMOVED AND BEST FITTED TO SITE DATA.

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

CLIENT
GINO PALETTA

JOB TITLE
MIN-Y-DYFFRYN
GRESFORD

DRAWING TITLE
TOPOGRAPHIC SURVEY


SCALE 1:200	**DRG No** MYD-06
DATE 21.10.05	**DRAWN BY** DW

REVISION 'A' : MAY. 08.

INVAR MAPPING SURVEYS
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Tel / Fax: 01743 791977 Email: enquiries@invarmapping.co.uk
Website: http://www.invarmapping.co.uk
RICS CHARTERED SURVEYORS



• GROUND FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. No MYD ~ 08 • REV. A •
MAY. 08.

• LAND AT: 'MIN ~ Y ~ DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •

A1

Coordinate Table				
Station	Description	Easting	Northing	Height
1	Control Station	442.551	910.252	72.878
2	Control Station	466.558	880.693	75.870
3	Control Station	507.310	850.210	75.981
4	Control Station	500.000	900.000	75.668
ALL SAINTS CHURCH	Bench Mark	545.205	796.111	77.030

450.000
500.000
550.000
900.000
850.000

BB – BOTTOM OF BANK
BEL – BELISHA BEACON
BL – BOLLARD
BM –BENCH MARK
BH – BOREHOLE
BT – TELECOM COVER
CAM – CAMERA
CTV – CABLE TV COVER
DP – DOWN PIPE
EIC – ELECTRIC INSPECTION
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GP – GATE POST
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TREE (TO SCALE)
SURVEY STATION
C/B CLOSE BOARD FENCE
P/W POST AND WIRE FENCE
P/R POST AND RAIL FENCE
I/R IRON RAILINGS
FOLIAGE
OVERHEAD TELEPHONE CABLES
OVERHEAD POWER CABLES
BUSH – TO SCALE
UNDERGROUND POWER CABLES
UNDERGROUND TELEPHONE CABLE
UNKNOWN UNDERGROUND SERVICE
ASSUMED WATER MAIN

Path (um)
CHURCH GREEN
The Griffin (PH)
HOUSE TO BE DEMOLISHED.
TREE TO BE REMOVED
GLASS HOUSE
ROUGH GREEN
SLABS
CONCRETE
GRASS
POND
BORDER
TARMAC
GRAVEL
ROUGH GRASS
UNDERGROWTH
SMALL TREES & SHRUBS UP TO 1M HIGH
HOLLY, HAWTHORN AND SYCAMORE HEDGE
FIR TREES UP TO 3M HIGH
EXISTING STONE BOUNDARY WALL 1.2M APPROX. HEIGHT
ARTIFICIAL EDGE OF CARRIAGEWAY
GRANITE SETTS
C/B 1.8M HIGH
BRICK UP TO 2.8M HIGH
CHAINLINK 1M HIGH
STONE 1.5M HIGH
STONE 1.1M HIGH
BRICK 1.95M HIGH
SHED
HORSE CHESTNUT HI18
HORSE CHESTNUT HI7
SCOTTS PINE HI9
ACER HI8
HOLLY HI6
HOLLY HI7
SYCAMORE HI15
SYCAMORE HI14
SYCAMORE HI14
SYCAMORE HI14
SYCAMORE HI8
SYCAMORE HI10
BLUE CEDAR HI10
GRIT BIN
ASH HI12
RED HAWTHORN HI6
RED HAWTHORN HI6
SPRUCE HI10
CHERRY HI7 TO 5
HYBRID POPLAR HI20
SYCAMORE HI4
ROWAN HI5
ELDERBERRY HI5
LEYLANDII
EP-DISSOLVED
EP/LP
FH
RS
SC
CATCH
TP
EP
BT
WM
WO
SV
MH CL76.10 UTL
IC FW 100ø CL 75.49 IL 75.03
IC FW 100ø CL 75.40 IL 75.15
IC FW 100ø CL 76.20 IL 74.70
MH FW 100ø CL76.11 IL 75.01

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NOTES
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CLIENT
GINO PALETTA

JOB TITLE
MIN-Y-DYFFRYN
GRESFORD

DRAWING TITLE
TOPOGRAPHIC SURVEY

SCALE 1:200	**DRG No** MYD-06
DATE 21.10.05	**DRAWN BY** DW

REVISION A : MAY. 05.

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Website: http://www.invarmapping.co.uk
RICS CHARTERED SURVEYORS

TRACK TO 'STATION HOUSE'.

PUBLIC FOOTPATH No 5.

NEW 1.0M HIGH DWARF BOUNDARY HEDGEROW

PATH.

SHED

SHED

SHED

SHED

OIL TANK

'MIN-Y-DYFFRYN'.

HOUSE TO BE DEMOLISHED.

PATIO.

REAR GARDEN.

EXISTING SCREEN BRICK WALL

FRONT GARDEN.

POND.

TREE TO BE REMOVED

DRIVE.

DRIVE.

DRIVE.

TO: LLAY.

GRESFORD

DRIVEWAY.

ROAD

B.5373.

FIRST FLOOR BEDROOM WINDOWS

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW

2.

3.

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOWS

1.5M HIGH EXISTING BRICK SCREEN WALL

FIRST FLOOR BEDROOM WINDOW

FIRST FLOOR BEDROOM WINDOW.

1.

EXISTING STONE BOUNDARY WALL 1.5M HIGH

DRIVEWAY.

CHURCH GREEN.

GREEN FARM

CAR-PARK.

THE GRIFFIN (P.H.).

TO: GRESFORD

THE GREEN.

TO: GRESFORD.

N

sunset summer june 21 2100 hrs.

sunset mar. 21 & sept. 21 1800 hrs.

W

sunset winter dec. 21.

1500 hrs.

1200 hrs.

S

sunrise winter dec. 21

sunrise summer june 21 0400 hrs

E

sunrise mar. 21 & sept. 21 0600 hrs.

0 10 20 30M

• SITE PLAN AS EXISTING • SCALE ~ 1:200 • DWG. Nº MYD~05 • REV. 'A'. • MAY.08.

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •

TRACK TO 'STATION HOUSE'.

PUBLIC FOOTPATH Nº 5.

NEW 1.0M HIGH DWARF BOUNDARY HEDGEROW

PATH.

SHED

SHED

SHED

SHED

SLATE HUTS

REAR GARDEN.

'MIN-Y-DYFFRYN'.

HOUSE TO BE DEMOLISHED.

PATIO.

EXISTING SCREEN BRICK WALL

3.

FIRST FLOOR BEDROOM WINDOWS

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOW

2.

FRONT GARDEN.

POND.

TO: LLAY.

GRESFORD ROAD B.5373.

DRIVE WAY.

TREE TO BE REMOVED

DRIVE.

EXISTING BRICK SCREEN WALL FROM HIGH EXISTING STONE BOUNDARY WALL FROM HIGH

OBSCURE GLAZED FIRST FLOOR BATHROOM WINDOWS

FIRST FLOOR BEDROOM WINDOW

FIRST FLOOR BEDROOM WINDOW.

1.

DRIVE.

DRIVE WAY.

CHURCH GREEN.

GREEN FARM.

CAR-PARK.

THE GRIFFIN (P.H.).

TO: GRESFORD

THE GREEN.

TO: GRESFORD.

N

sunset summer june 21 2100 hrs.

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sunrise mar. 21 & sept. 21 0600 hrs.

sunset winter dec. 21.

1500 hrs.

sunrise winter dec. 21

1200 hrs.

S

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
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0 10 20 30M

• SITE PLAN AS EXISTING • SCALE ~ 1:200 • DWG. Nº MYD~05 • REV. 'A'. MAY.08. •

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• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •



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23 FEB 2009
APPROVED
PLANNING DEPARTMENT

• GROUND FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~08 • REV. A • MAY. 08.

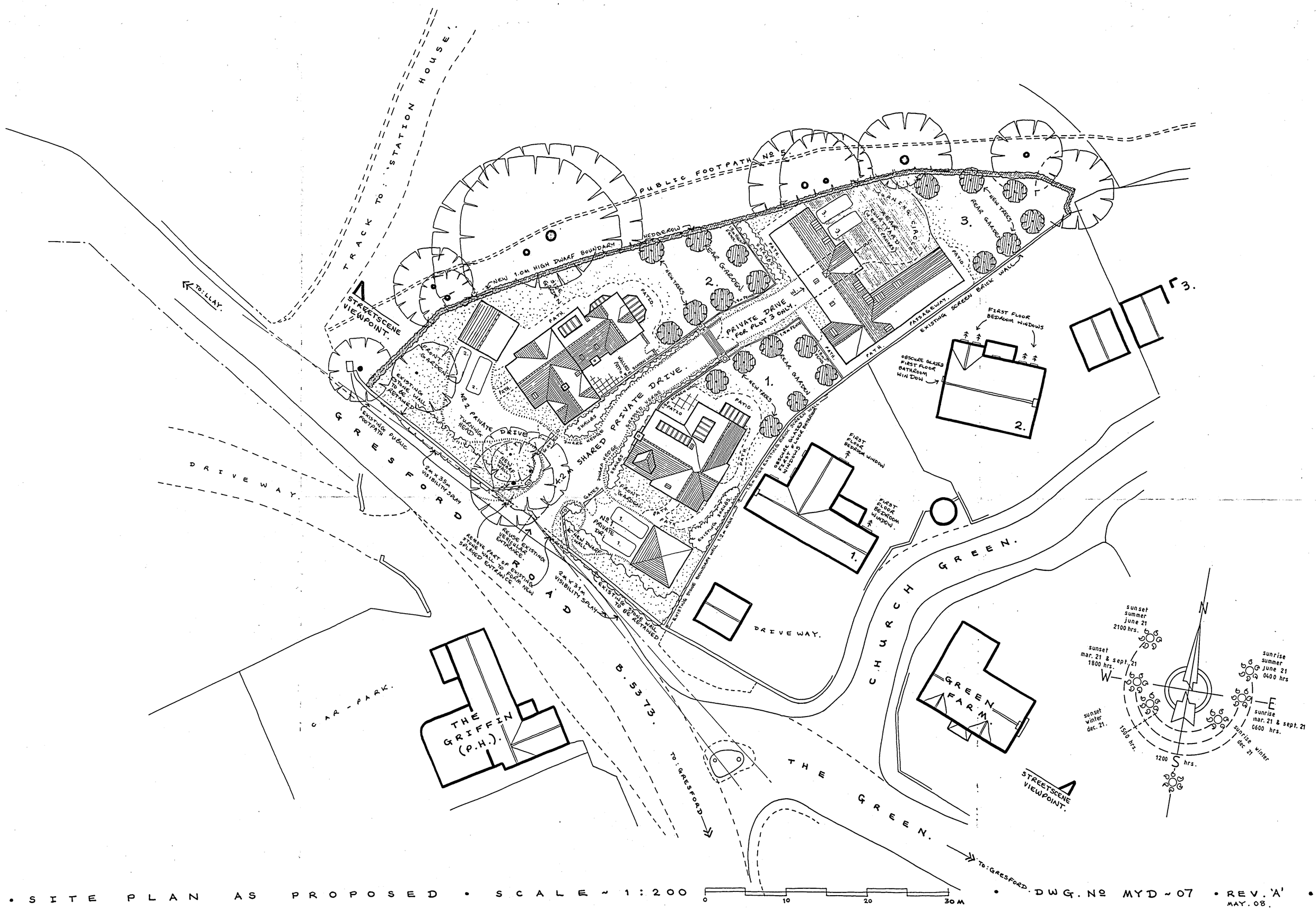
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23 FEB 2009
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• FIRST FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~09. • R.J.A. •
MAY 08.

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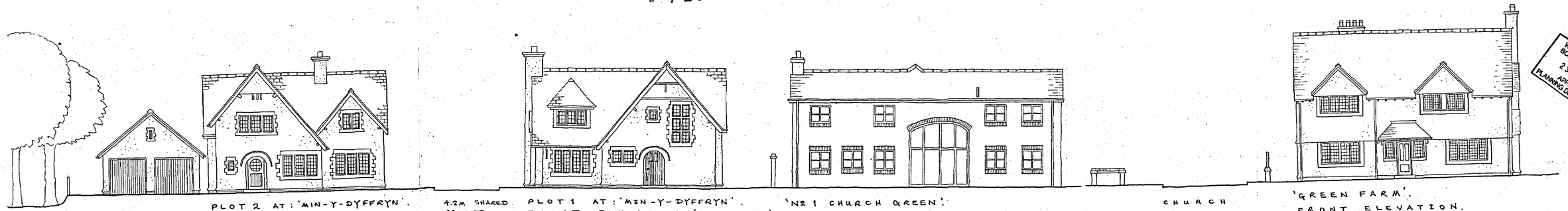
• SITE PLAN AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~07 • REV. 'A' MAY. 08. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •

P/20

07/1260

P/2007/126



WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

PROPOSED STREETSCENE OF GRESFORD ROAD.

SCALE 1:100.

DWG. Nº MYD ~ 31.

• STREETSCENE AS PROPOSED • SCALE ~ 1:100 0 5 10 15 M • DWG.Nº MYD~31. • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD., WREXHAM, LL12 8RG •



• GROUND FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~08 • REV. A • MAY. 08.

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •



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23 FEB 2009
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• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •

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ALL SAINTS CHURCH	Bench Mark	545.205	796.111	77.030

450.000
500.000
550.000
900.000
850.000

Path (um)
CHURCH GREEN
The Griffin (PH)
HOUSE TO BE DEMOLISHED.
GLASS HOUSE
ROUGH GREEN
SLABS
CONCRETE
GRASS
POND
BORDER
TARMAC
GRAVEL
ROUGH GRASS
UNDERGROWTH
SMALL TREES & SHRUBS UP TO 7M HIGH
HOLLY, HAWTHORN AND SYCAMORE HEDGE
C/B 1.8M HIGH
C/B 1.5M HIGH
CHAINLINK 1M HIGH
BRICK UP TO 2.8M HIGH
STONE 1.5M HIGH
STONE 1.1M HIGH
BRICK 1.95M HIGH
ARTIFICIAL EDGE OF CARRIAGEWAY
GRANITE SETTS
EXISTING STONE BOUNDARY WALL 1.22M APPROX. HEIGHT
TREE TO BE REMOVED
SHED
SCOTTS PINE H19
ACER H18
HORSE CHESTNUT H17
HORSE CHESTNUT H18
HOLLY H16
HOLLY H17
SYCAMORE H18
SYCAMORE H14
SYCAMORE H15
SYCAMORE H16
SYCAMORE H10
GRIT BIN
BLUE CEDAR H10
RED HAWTHORN H16
SPRUCE H10
YEW H17
HYBRID POPLAR H120
SYCAMORE H14
ROWAN H15
ELDERBERRY H15
IC FW 100ø CL 75.49 IL 75.03
IC FW 100ø CL 75.40 IL 75.15
IC FW 100ø CL 76.20 IL 74.70
MH FW 100ø CL 76.11 IL 75.01
MH CL 76.10 UTL
EP-DISUSED
EP/LP
FH
RS
SC
BT
TP
EP
WO
SV
WMS
CATV
DISPOS H17 TO 5
TARMAC 76.06
STONE 0.8M HIGH
STONE 1.5M HIGH
STONE 1.1M HIGH JB
BRICK UP TO 2.8M HIGH
C/B 1.8M HIGH
CHAINLINK 1M HIGH
C/B 1.5M HIGH
EVERGREEN H15
CYPRESS LEYLANDII FIR TREES UP TO 3M HIGH

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BB – BOTTOM OF BANK
BEL – BELISHA BEACON
BL – BOLLARD
BM –BENCH MARK
BH – BOREHOLE
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CAM – CAMERA
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SURVEY STATION
C/B CLOSE BOARD FENCE
P/W POST AND WIRE FENCE
P/R POST AND RAIL FENCE
I/R IRON RAILINGS
FOLIAGE
OVERHEAD TELEPHONE CABLES
OVERHEAD POWER CABLES
BUSH – TO SCALE
UNDERGROUND POWER CABLES
UNDERGROUND TELEPHONE CABLE
UNKNOWN UNDERGROUND SERVICE
ASSUMED WATER MAIN

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WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
APPROVED
PLANNING DEPARTMENT

CLIENT
GINO PALETTA

JOB TITLE
MIN-Y-DYFFRYN
GRESFORD

DRAWING TITLE
TOPOGRAPHIC SURVEY

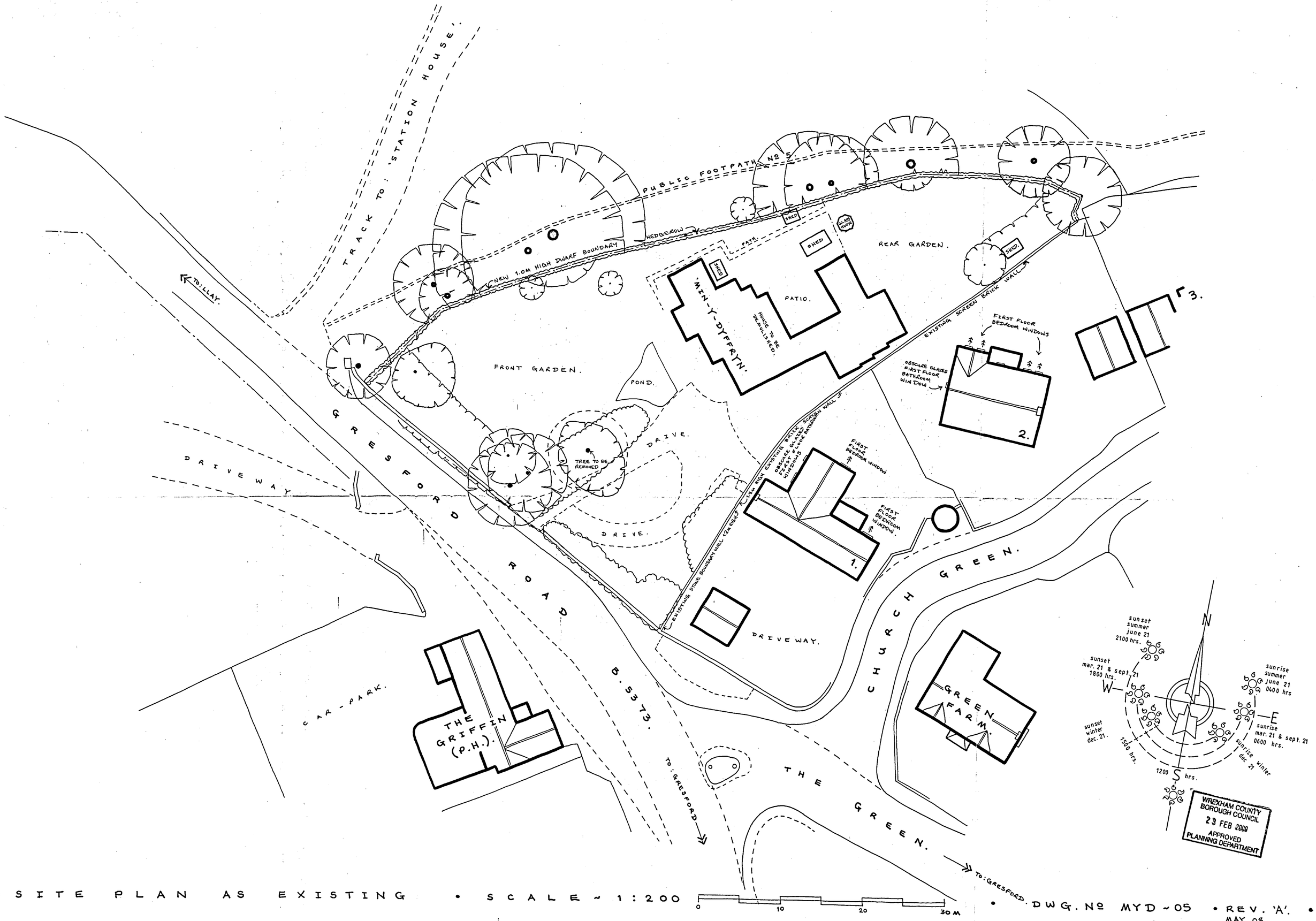
SCALE 1:200	**DRG No** MYD-06
DATE 21.10.05	**DRAWN BY** DW

REVISION A : MAY. 08.

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Website: http://www.invarmapping.co.uk
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23 FEB 2009
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• SITE PLAN AS EXISTING • SCALE ~ 1:200 • DWG. Nº MYD~05 • REV. 'A'. MAY.08. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •

RAIL LINES.

STATION HOUSE

TEMPLE MEADE.

PATH.

PUBLIC FOOTPATH

TRACK.

TO: LLAY.

DRIVEWAY.

'CEDAR HOUSE'.

GRESFORD ROAD

'THE GRIFFIN' (P.H.).

CAR PARK.

'SPRING COTTAGE'

'Y BWTHYN'

'LYDSTEP COTTAGE'

(B.5373).

TO: GRESFORD.

CHURCH GREEN.

GREEN FARM.

CHURCH HOUSE.

HALL

ACHILL.

STRODE HOUSE.

THE GREEN.

'ALL SAINTS CHURCH

'GLASFRYN'

'SWEET BRIAR COTTAGE'.

YEW TREE INN (P.H.).

TO: GRESFORD.

1. 2. 3. 4. 5. 6. 7. 8. 9.

N

sunset summer june 21 2100 hrs.

sunrise summer june 21 0400 hrs

sunset mar. 21 & sept. 21 1800 hrs.

W

E

sunrise mar. 21 & sept. 21 0600 hrs.

sunset winter dec. 21. 1500 hrs.

sunrise dec 21 winter

1200 hrs.

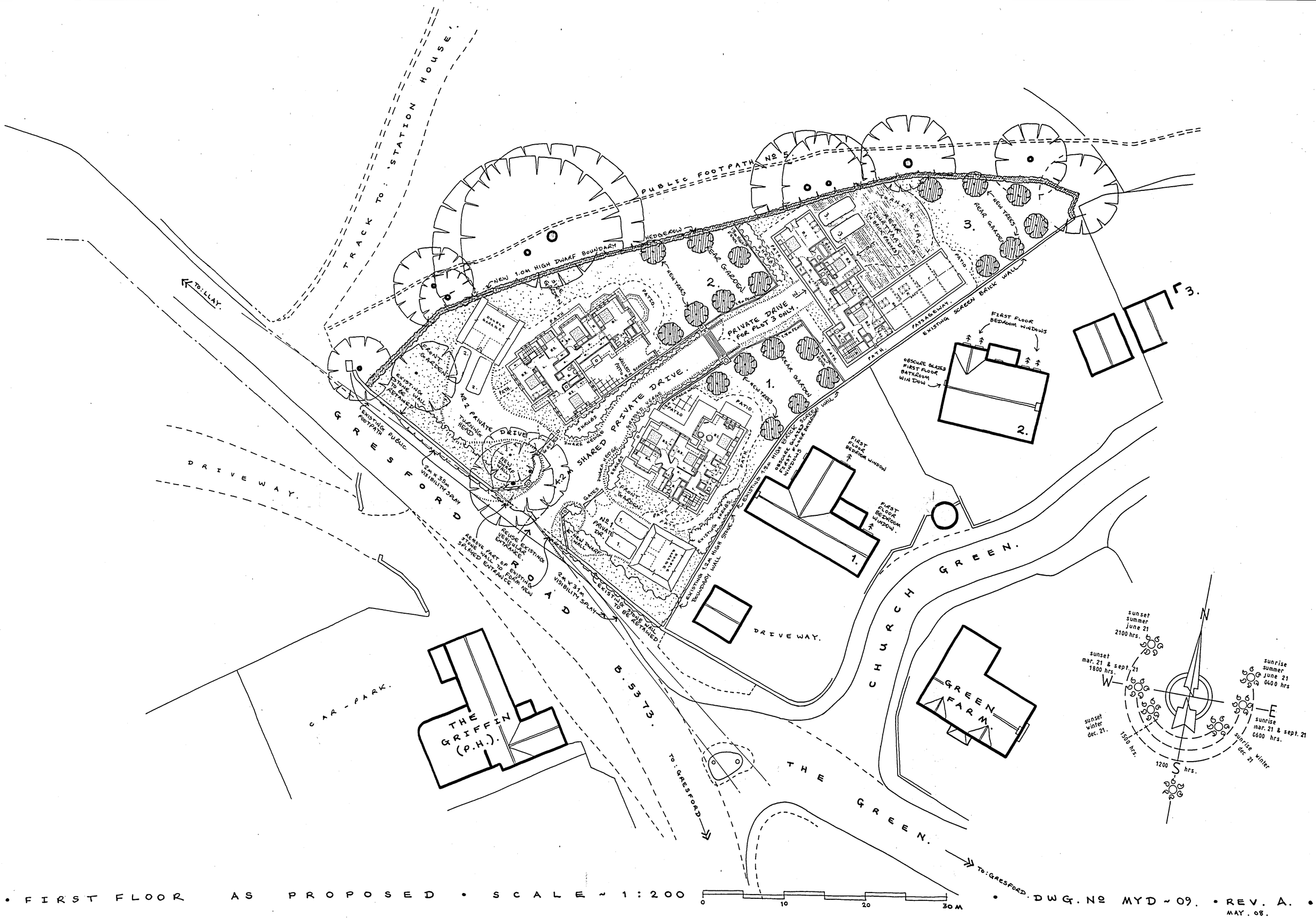
S

WREXHAM COUNTY BOROUGH COUNCIL
23 FEB 2009
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PLANNING DEPARTMENT

50M

• BLOCK PLAN AS PROPOSED • SCALE ~ 1:500 DWG. Nº MYD~04 • REV. A • MAY. 08.

• LAND AT : 'MIN ~ Y ~ DYFFRYN' , GRESFORD ROAD (B.5373) , GRESFORD, WREXHAM, LL12 8RG •



• FIRST FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~09. • REV. A. • MAY. 08.

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD. (B.5373), GRESFORD, WREXHAM, LL12 8RG •



P/2007/1260

WREXHAM COUNTY BOROUGH COUNCIL
23 OCT 2007
PLANNING DEPARTMENT

• GROUND FLOOR AS PROPOSED • SCALE ~ 1:200 • DWG. Nº MYD~08 • REV. •

• LAND AT: 'MIN~Y~DYFFRYN', GRESFORD ROAD (B.5373), GRESFORD, WREXHAM, LL12 8RG •