

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

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Expiry Date: 27/10/2010
Decision Notice Sent:
07/10/2010
Grid Reference:
E 327547.91
N 342500.04
Amended 21/10/2010

Applicant	WREXHAM COUNTY BOROUGH COUNCIL	Code No	LLR P/2010/0752
Agent	WREXHAM COUNTY BOROUGH COUNCIL MISS SHARON STEVENS CROWN BUILDINGS 31 CHESTER STREET WREXHAM LL11 8BG	Date Received	02/09/2010
		Decision Date	07/10/2010

Town and Country Planning Act, 1990

Location of application

WINDBOURNE GATE, QUEENS STREET, CEFN MAWR, WREXHAM, LL14 3NN

Description of application

USE OF LAND AS TEMPORARY CAR PARK

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

EC12	Development and flood risk
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
T8	Parking

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

Condition(s)

1. The use hereby permitted shall cease and be abandoned not later than 31 December 2016.

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2. Development shall only be carried out in strict accordance with the approved plans unless the prior written approval of the Local Planning Authority has been obtained.

3. The proposed access shall have a visibility splay of 2.4m x 50m to the north measured to the centre line of the adjoining carriageway over land within the control of the applicant and / or the Highway Authority. Within the splays there shall be no obstruction in excess of 0.5 metres in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use / occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

4. The proposed access shall have a visibility splay of 2.4m x 70m to the south measured along the nearside kerb edge of the adjoining carriageway over land within the control of the applicant and / or the Highway Authority. Within this splay there shall be no obstruction in excess of 9.5 metres in height above the level of the adjoining carriageway. The splay shall be provided prior to commencement of use / occupation of the development hereby approved and shall thereafter be retained clear of such obstruction.

Reason(s)

1. To protect the amenities of the occupiers of nearby properties.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.

Note(s) to applicant

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

The proposed development lies within an area which could be subject to

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current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

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

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

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

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

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal

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Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

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

Please note the attached comments from the Environment Agency.

A handwritten signature in black ink, appearing to be 'L. J. G.', is written above the printed name of the officer.

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

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