

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	MARK JOWITT	Code Number	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/03/2021
		Decision Date	05/07/2021

Town and Country Planning Act, 1990

Location of application

LAND AT 83 AND 85, HEOL OFFA, JOHNSTOWN, WREXHAM, LL14 2BB

Description of application

CODI 6 FFIAT / ERECTION OF 6 APARTMENTS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	05/07/2021	Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Applicant	MARK JOWITT	Code Number	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/03/2021
		Decision Date	05/07/2021

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered PJC-1040-001, A-061001 Rev P12, A-062001 Rev P08 and A-069001 Rev P10, and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.
5. The hard and soft landscaping scheme, ecological enhancements and boundary treatments approved as part of this application shall be fully implemented in strict accordance with approved drawing no. PJC-1040-001 within three months of the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
6. The planting and ecological mitigation measures implemented in connection with condition no. 5 shall be permanently retained. Any planting or mitigation which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.
7. No part of the development shall be occupied until a scheme of improvements to the entrance to the nearby Johnstown SAC has been fully implemented in strict accordance with a scheme which has been submitted to, and approved in writing by, the Local Planning Authority.
8. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority.

Applicant	MARK JOWITT	Code	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Number Date Received	23/03/2021
		Decision Date	05/07/2021

The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

9. Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 8 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

10. The attenuated surface water discharge to the 150mm surface water sewer running along the western boundary fronting the development site, shall not exceed a rate of 2 l/s.

11. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

12. No development shall take place within 3 metres either side of the public sewer which crosses the site.

13. Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. A-069001 Rev P10.

14. The vehicular parking area as shown on approved drawing number A-069001 Rev P10 shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

15. Prior to first use of development, a pavement crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

16. Prior to the first occupation of the residential development hereby approved, the amenity, drying and bin storage areas shall be laid out in strict accordance with the approved drawing no. A-069001 Rev P10 and shall thereafter be permanently retained for those uses.

17. The development shall be carried out in strict accordance with the methodology, findings and recommendations contained within the Preliminary Ecological Appraisal Report (by Tom Knight), C439/1.0, dated 1 December 2020, approved as part of this application.

Applicant	MARK JOWITT	Code	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Number Date Received	23/03/2021
		Decision Date	05/07/2021

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
12. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
15. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Applicant	MARK JOWITT	Code	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Number Date Received	23/03/2021
		Decision Date	05/07/2021

16. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

17. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

Applicant	MARK JOWITT	Code Number	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/03/2021
		Decision Date	05/07/2021

- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
Further advice on compliance with condition nos. 8 and 9 may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk

Applicant	MARK JOWITT	Code Number	RHO P/2021/0297
Agent	LAWRAY ARCHITECTS KEITH O HANLAN THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	23/03/2021
		Decision Date	05/07/2021

Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Housing and Public Protection Department prior to commencement of works on site.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm