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Tuesday, 4 May 2021
David Williams

planning_admin@wrexham.gov.uk

Dear Councillor

You are requested to attend a **VIRTUAL MEETING** of the **PLANNING COMMITTEE** of **Wrexham County Borough Council** to be held on **MONDAY, 10 MAY 2021** at **4.00 pm** for the transaction of the business specified in the Agenda overleaf.

Yours faithfully

Sioned Wyn Davies
Prif Swyddog Llywodraethu a Chwsmeriaid
Chief Officer Governance & Customer

WEBCASTING NOTICE

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A G E N D A

1 Apologies for Absence

2 Confirmation of Minutes

To sign as a correct record the Minutes of the Meeting held on 12 April 2021.
(Pages 5 - 12)

3 Declarations of personal interests, if any

Members are reminded of their responsibility, under Paragraph 11 of the Members' Code of Conduct, to declare the existence and nature of any personal interest in respect of any of the business to be transacted at this meeting

4 Development Control Application

To consider the report of the Chief Officer Planning and Regulatory (Pages 13 - 14)

4a APPLICATION NO: P/2020/0629 - PLEASANT VIEW, NEW BRIGHTON, MINERA, WREXHAM, LL11 3DT

(Pages 15 - 26)

4b APPLICATION NO: P/2020/0724 - MARFORD GATE, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8SF

(Pages 27 - 38)

4c APPLICATION NO: P2020/0899 - 43 KING STREET, WREXHAM, LL11 1HR

(Pages 39 - 48)

4d APPLICATION NO: P/2021/0109 - LAND ADJACENT TO 4 STATION ROAD, RHOSTYLLLEN, WREXHAM, LL14 4BB

(Pages 49 - 68)

4e Delegated Decisions

(Pages 69 - 76)

5 Any other items which the Chair decides are urgent

TO: MEMBERS OF THE PLANNING COMMITTEE

Councillor	Bryan Apsley	Councillor	Beverley Parry-Jones
"	I David Bithell, MBE	"	Paul Pemberton
"	Dana Davies	"	John Phillips
"	Michael Dixon (Vice-Chair)	"	Ronnie Prince
"	Frank Hemmings	"	Paul Roberts
"	Gwenfair Jones	"	Paul Rogers
"	David Maddocks	"	Graham Rogers
"	Tina Mannering	"	J R Skelland
"	John McCusker	"	Andy Williams
"	M G Morris (Chair)		

MINUTES OF A MEETING OF THE PLANNING COMMITTEE **HELD ON MONDAY, 12 APRIL 2021**

MEMBERS

Councillor M G Morris, Chair
Councillor Michael Dixon, Vice-Chair

Councillor	Bryan Apsley	Councillor	Paul Pemberton
"	I David Bithell, MBE	"	John Phillips
"	Dana Davies	"	Ronnie Prince
"	Frank Hemmings	"	Paul Roberts
"	* Gwenfair Jones	"	Paul Rogers
"	David Maddocks	"	Graham Rogers
"	Tina Mannering	"	J R Skelland
"	John McCusker	"	Andy Williams
"	Beverley Parry-Jones		

*Absent

Also Present – Councillors Andrew Atkinson, R Alun Jenkins, Marc Jones, Becca Martin, Joan Lowe and Derek Wright

339 MINUTE SILENCE

The Chair invited Members to join him in a one minute silence to mark the recent sad death of His Royal Highness, the Duke of Edinburgh.

340 APOLOGIES FOR ABSENCE

An apology for absence was submitted on behalf of Councillor Gwenfair Jones.

341 CONFIRMATION OF MINUTES

RESOLVED – That the Minutes of the Meeting held on 1 March 2021 be signed as a correct record.

342 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

Members were reminded of their responsibility, under Article 11 of the Members' Code of Conduct, to declare any interests in relation to any of the business to be transacted at this meeting. The following declarations were made:

Agenda Item – 4(c) – Application No: P2020/0783 – Asda Superstore, Holt Road, Bodhyfryd, Wrexham, LL13 8HL

Councillor Paul Rogers – Personal and Prejudicial – Works for nearby competitor, Tesco Stores Ltd. The Councillor withdrew from the meeting taking no part in the discussion and voting thereon.

Agenda Item – 4(d) - Application No: P2020/0788 – Asda Superstore, Holt Road,

Bodhyfryd, Wrexham, LL13 8HL

Councillor Paul Rogers – Personal and Prejudicial - Works for nearby competitor, Tesco Stores Ltd. The Councillor withdrew from the meeting taking no part in the discussion and voting thereon.

Agenda Item – 4(g) – Application No: P/2020/0882 - Hem House Cottage, Rossett Road, Parkside, Rossett, Wrexham, LL12 0BW

Councillor Paul Roberts – Personal and Prejudicial – Member of Community Council. The Councillor withdrew from the meeting taking no part in the discussion and voting thereon.

Agenda Item – 4(j) – Application No: P/2020/0841 – Magellan Aerospace, Rackery Lane, Llay, Wrexham, LL12 0NT

Councillor John Phillips – Personal and Prejudicial – Family members work at the Magellan Factory. The Councillor withdrew from the meeting taking no part in the discussion and voting thereon.

Agenda Item – 4(l) – Application No: P/2021/0153 - Three Acres, Rosemary Lane, Burton, Rossett, Wrexham, LL12 0LA

Councillor Paul Roberts – Personal and Prejudicial – Member of Community Council. The Councillor withdrew from the meeting taking no part in the discussion and voting thereon.

343 DEVELOPMENT CONTROL APPLICATION

The Chief Officer Planning & Regulatory submitted a report COPR/04/21 asking Members to determine the listed planning applications. Reference was also made to his addendum report where necessary.

344 APPLICATION NO: P/2020/0725 - BONC WEN, RHOSLLANNERCHRUGOG, WREXHAM, LL14 2EE

The Planning Control Manager introduced the report and highlighted the main points for consideration.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report.

345 APPLICATION NO: P/2020/0750 - 38 PENYBRYN, WREXHAM, LL13 7HY

The Planning Control Manager introduced the report and made reference to the addendum report which was now recommending that the application be deferred as there was some further clarification needed with regards to the size and scale of the buildings. Since the original submission of the application, some of the existing outbuildings appeared to have been removed from the site, therefore, amended plans showing the change would need to be submitted. It was noted that the proposed floor area of the extension also required further clarification.

RESOLVED – That consideration of the application be DEFERRED until such time as the relevant information has been submitted, as detailed in the

addendum.

346 APPLICATION NO: P/2020/0783 - ASDA SUPERSTORE, HOLT ROAD, BODHYFRYD, WREXHAM, LL13 8HL

(Members declarations of interest in relation to this item are set out in Minute 342 above)

The applicant spoke in support of the application. The local Member conveyed the views of some local residents who were against the application. The Planning Control Manager then introduced the report and highlighted the main points for consideration.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report.

347 APPLICATION NO: P/2020/0788 - ASDA SUPERSTORE, HOLT ROAD, BODHYFRYD, WREXHAM, LL13 8HL

(Members declarations of interest in relation to this item are set out in Minute 342 above)

The applicant spoke in support of the application. The local Member conveyed the views of some local residents who were against the application. The Planning Control Manager then introduced the report and highlighted the main points for consideration.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report.

348 APPLICATION NO: P/2020/0841 - MIDLAKE HOUSE, HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL

The Planning Control Manager introduced the report and highlighted the main points for consideration. The local Member spoke against the application. A discussion ensued and the following comments were made:

- Confirmation by the Officer that whilst this was a unique site, away from other development, there were no justifiable reasons to object to the application.
- Concerns expressed by the local Member, and recognition that local residents were not opposing the application, but instead wanted to seek a better solution.
- Suggestion that a site visit be undertaken as soon as was practicable.

RESOLVED – That a SITE VISIT be arranged to consider the scale of the proposed extension and its impact upon neighbouring development.

349 APPLICATION NO: P2020/0844 - LAND OFF HIGH STREET, JOHNSTOWN, WREXHAM, LL14 2BA

The Planning Control Manager introduced the report and also referred to the

addendum which referenced the requirement to remove an ash tree which was the subject of a Tree Preservation Order (TPO). The tree would have an impact on the site layout, and the TPO would require a replacement tree within the vicinity of the existing tree, or on an area of land nearby. In order to allow those issues to be resolved, Officers were seeking deferment of this item.

RESOLVED – That consideration of the application be DEFERRED until such time as the relevant information regarding the removal of an ash tree has been submitted, as detailed in the addendum.

350 APPLICATION NO: P/2020/0882 - HEM HOUSE COTTAGE, ROSSETT ROAD, PARKSIDE, ROSSETT, WREXHAM, LL12 0BW

(Members declarations of interest in relation to this item are set out in Minute 342 above)

As the public speaker was unable to attend, the local Member spoke on their behalf, in support of the application.

The Planning Control Manager introduced the report and highlighted the following points:

- Whilst there was great empathy with regard to the applicant's situation, Members needed to be mindful of the relevant planning controls and guidance.
- Concern that the application was for a quite substantial unit in open countryside which would be contrary to development.
- Confusion regarding permitted development – the applicant had described the building as an annex, but it would fall within the definition of a new building as there was no reliance on the existing building.
- If the proposed development adjoined the existing building, and they were relying on connected facilities, it would be defined as ancillary, and a more sympathetic view could be taken. However, given the location of the site, there was concern that it would be contrary to policy.

RESOLVED - That the application be REFUSED for reasons as detailed in the report.

351 APPLICATION NO: P/2020/0898 - 31 HOLYROOD CRESCENT, RHOSDDU, WREXHAM, LL11 2EN

The local Member spoke against the application. The Planning Control Manager then introduced the report and highlighted the main points for consideration. The following comments were made:

- Confirmation that an identical application was refused previously and was appealed. However, the Inspector did not support the reasons for refusal as it was felt that increased noise nuisance could be dealt with through a condition to control the hours of operation, and they did not consider the application would cause an increase in antisocial behaviour.
- Circumstances had since changed, and the new application now identified floor

space areas. Based on the new information, it would equate to a maximum requirement of 3 parking spaces, which was one less if the standard for the existing use was applied. On that basis, it would be difficult to justify refusing the application.

- Suggestion that there had been a significant increase in the number of online food orders, so it was felt that the impact on traffic would be minimal.
- Concern that the site was situated in a heavily populated residential area with insufficient parking, and should the application be approved, there would be an increase in traffic generation and a de-valuation of nearby properties.
- Concern regarding the close proximity to a school.
- Recognition by some Members that food takeaway outlets were better placed in community areas as this would limit customers from having to drive to them.

The Officer's recommendation to approve the application was proposed and seconded. An amendment to the recommendations was proposed and seconded that the application be refused on the grounds of inadequate parking provision. On being put to the vote, the amendment was carried.

RESOLVED - That the application be REFUSED for the following reason:

The proposed development would significantly increase traffic generation and does not make adequate provision for the parking of customer vehicles (including staff and possible home delivery service vehicles) within the application site. The proposed change of use would therefore encourage parking on the highway with consequential danger to all users of the highway and interference with the free flow of traffic contrary to Policies GDP1 and T8 of the Wrexham Unitary Development Plan and the provisions of Local Planning Guidance Note No9 'Hot Food Take-Aways'.

352 PRESIDING CHAIR

Councillor M G Morris vacated the Chair, and the Vice-Chair, Councillor Michael Dixon, presided over the next items on the Agenda.

(Councillor Michael Dixon in the Chair)

353 APPLICATION NO: P/2020/0899 - 43 KING STREET, WREXHAM, LL11 1HR

The Planning Control Manager introduced the report and highlighted the main points for consideration. The local Member spoke against the application referencing concerns regarding parking in the locality.

Concern was expressed that one of the flats didn't have any windows, and it was suggested that consideration of the application be deferred to allow Officers to ask the Developers if they would consider making the appropriate amendments which would allow the bedrooms to benefit from more natural daylight.

RESOLVED – That consideration of the application be DEFERRED to consider improvements to ensure bedrooms benefit from more natural daylight.

354 APPLICATION NO: P/2021/0056 - MAGELLAN AEROSPACE, RACKERY LANE, LLAY, WREXHAM, LL12 0NT

(Members declarations of interest in relation to this item are set out in Minute 342 above)

The Planning Control Manager introduced the report and highlighted the main points for consideration. The local Member spoke in support of the application.

It was noted that during the construction phase, staff parking could become an issue, and it was suggested that one of the derelict sites could be used for parking. Officers advised that a condition could be added seeking a management plan for parking during the construction period.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report and additional condition below:

Condition 12

A Car Park Management Plan to address staff parking during the construction period shall be submitted and approved by the Local Planning Authority, prior to the commencement of development. Car parking during the construction period shall be carried out strictly in accordance with the approved plan.

Reason. To ensure adequate provision is made for parking during the construction period.

355 VARIATION IN ORDER OF AGENDA

RESOLVED – That Agenda Item 4(I) Application No: P2021/0153 – Three Acres, Rosemary Lane, Burton, Rossett, Wrexham, LL12 0LA be brought forward and taken at this time.

356 APPLICATION NO: P/2021/0153 - THREE ACRES, ROSEMARY LANE, BURTON, ROSSETT, WREXHAM, LL12 0LA

(Members declarations of interest in relation to this item are set out in Minute 342 above)

The Planning Control Manager introduced the report and highlighted the main points for consideration.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report.

357 APPLICATION NO: P/2021/0019 - FORMER AIR PRODUCTS SITE, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, LL14 3HW

The Planning Control Manager introduced the report and highlighted the main points

for consideration. During his presentation, he referred to some concerns that the local Member had expressed regarding the delay in the development proceeding, as well as concern that the site had remained vacant for some time. He advised that there was no alternative but to support the application, because refusal would result in the development not happening.

RESOLVED - That permission be GRANTED, subject to conditions as detailed in the Report.

358 DELEGATED DECISIONS

The list of delegated decisions was submitted. A Member raised concerns that, as local Member, he had not been notified regarding one of the approved decisions. In response, the Officer advised that Members are not notified on the discharged of planning conditions.

RESOLVED – That the list of Delegated Decisions be noted.

Councillor M G Morris
Chair



REPORT TO:	Planning Committee
REPORT NO.	COPR/05/21
DATE:	10 May 2021
REPORTING OFFICER:	Chief Officer Planning and Regulatory
CONTACT OFFICER:	David Williams (Ext 8775)
SUBJECT:	Development Control Applications
WARD:	N/A

PURPOSE OF THE REPORT

To determine the listed planning applications.

INFORMATION

Detailed reports on each application together with the recommendations are attached.

RECOMMENDATION

See attached reports.

BACKGROUND PAPERS

None.

Community	Code No	Applicant	Recommendation
Minera	P/2020 /0629	Mr Darren Jones	Grant
Gresford	P/2020 /0724	Jonathan Davies	Grant
Rhosddu	P/2020 /0899	Mr Michal Palamarczuk	Grant
Esclusham	P/2021 /0109	S G Estates	Grant

Total number of applications included in the agenda is 4

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REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

APPLICATION NO:
P/2020 /0629

LOCATION:
PLEASANT VIEW NEW BRIGHTON
MINERA WREXHAM
LL11 3DT

DATE RECEIVED:
13/06/2020

COMMUNITY:
Minera

DESCRIPTION:
CREU MAN PASIO /
CONSTRUCTION OF PASSING
PLACE

CASE OFFICER:
SJG

WARD:
Minera

APPLICANT(S) NAME:
MR DARREN JONES

AGENT NAME:
MR DARREN JONES

THE SITE

The site is on the inside of a bend in the road to the west of New Brighton.



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

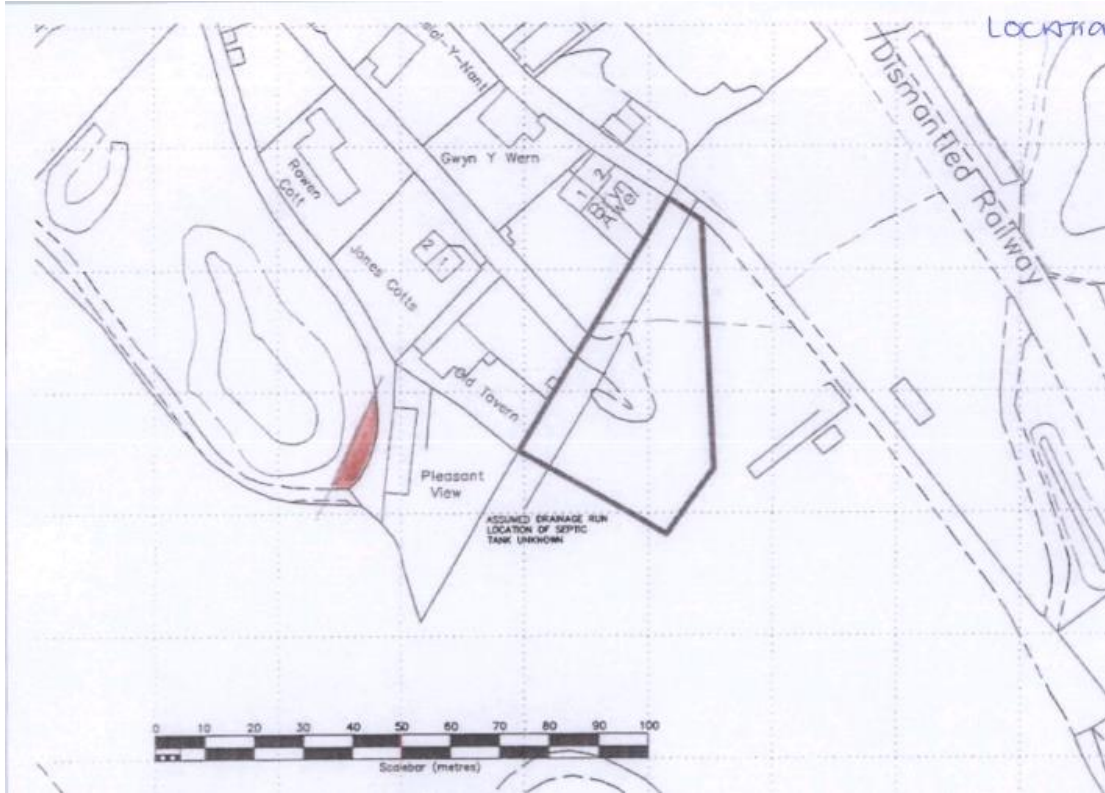


PROPOSAL

As above. The application includes an ecology report.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

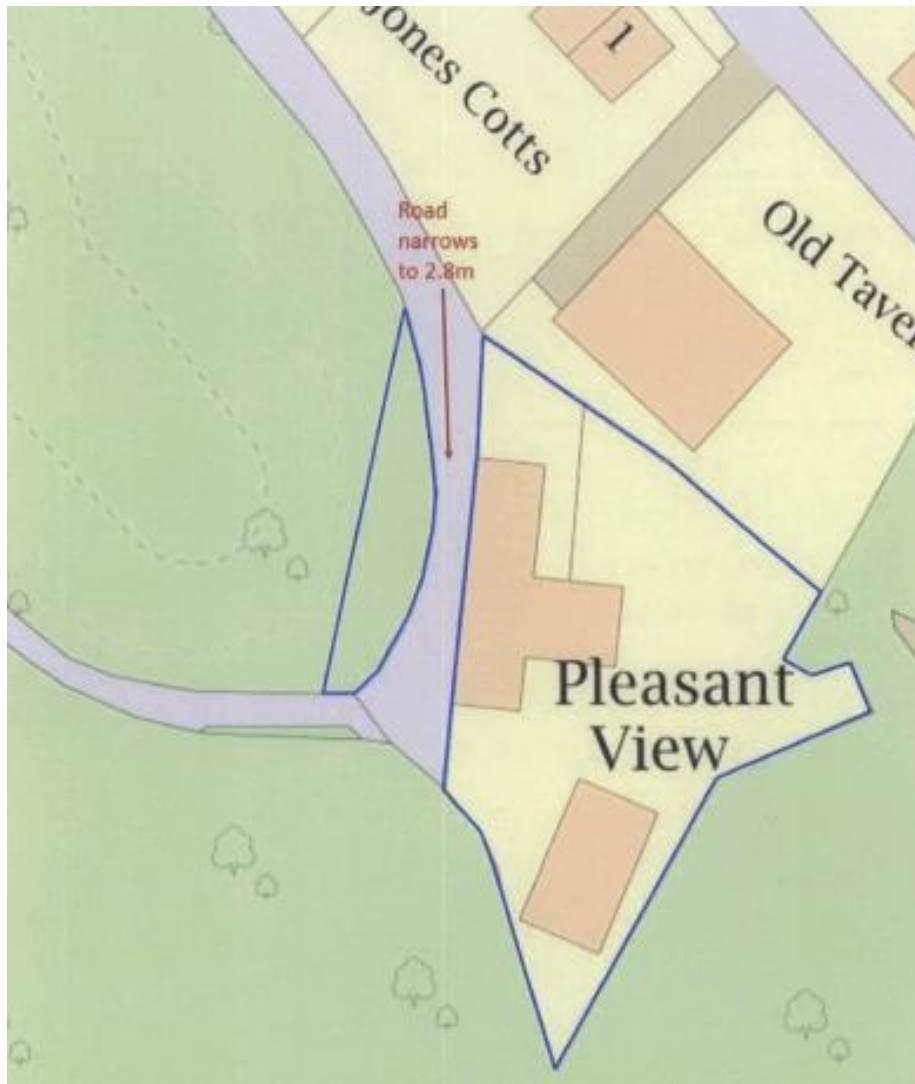


Location plan



Site Plan

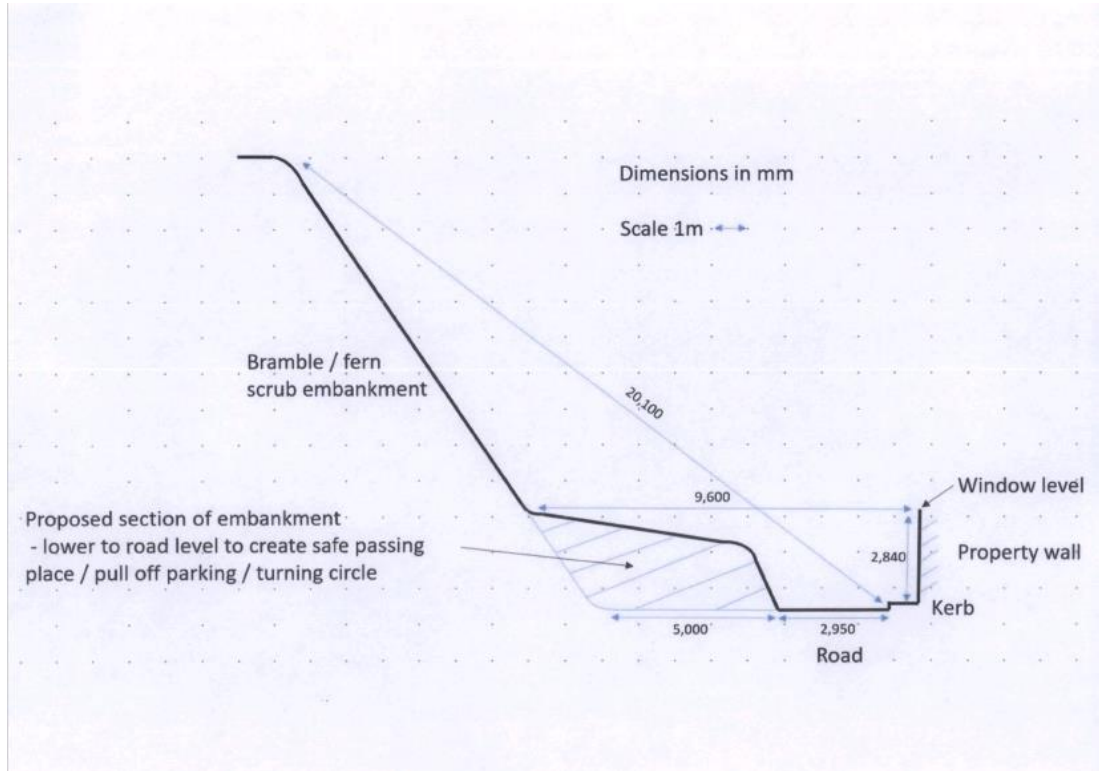
Date 10/05/2021



Proposed plan

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021



Proposed cross-section

HISTORY

P/2003/1006 Two storey extension Granted 26/9/2003

P/2004/0968 Conversion of farm building to 2 residential units and installation of sewage treatment plant Granted 11/10/2004

DEVELOPMENT PLAN

The site is outside settlement limits and within a Special Landscape Area, as set out in the Wrexham Unitary Development Plan. It is within the AONB and a wildlife site W215. Policies GDP1 PS2 EC4 EC5 EC6 and T8 are relevant, together with adopted Local Planning Guidance Notes 7 Landscape 17 trees and 32 Biodiversity.

CONSULTATIONS

Minera Community Council:	No observations
Local member:	Consulted 15/10/2020
Highways:	No objections subject to conditions
Natural Resources Wales:	Standard advice applies
Public Protection:	No objection subject to comments and conditions
Contaminated Land;	No objections
Welsh Water:	No objections subject to comments and conditions
AONB Joint Committee:	Consulted 15/10/2020

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Tree officer:	No objections or concerns
Ecology Officer:	No objections
Adjoining occupiers:	Notified 15/10/2020 3 objections received: 1. Danger of landslides and obstruction of access 2. Disposal of spoil is a concern 3. No need for passing place 4. Detrimental impact on protected species 5. Work has commenced 6. Contamination issues

SPECIAL CONSIDERATIONS

Principle of the development

The proposed development would constitute a minor infrastructure improvement and is acceptable under adopted policies relating to development in the countryside and designated landscapes.

Visual amenity and landscape

The proposed development is not considered to harm the character of the AONB or countryside, subject to appropriate planting.

Ecology and biodiversity

The ecology report identifies no issues with habitat loss and recommends a precautionary badger survey, slow-worm watching brief and planting of appropriate native wildflowers. This is considered to be appropriate and compliant with policy EC6 and LPGN32.

Trees

No issues arise.

Highway safety

Access

Pleasant View, New Brighton, Minera is in a rural location with no footway provision, no street lighting and very few public services / amenities ie/ shops, schools.

The proposal is on an adopted unclassified road and subject to a 30mph speed limit. The road leads to two properties one being a farm the actual speeds 10-15mph due to the road geometry and condition. The road width varies, average width 2.9m with no provision for pedestrians or existing passing places. The forward visibility required based on manual for street would be 10m based on the assumption of a 5m road width. The forward visibility based on the road geometry and proposed plans is 14m (North), leading towards the property 10m (South).

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

The existing foliage exacerbates the hazards for non-motorized users as there are no footpath provisions leading to the property. The highway authority agrees to the removal of the embankment as per the submitted cross sectional plan is an improvement on the existing situation and providing a passing place would be beneficial to all road users.

Parking

Highways advise the parking/passing place to have a minimum of 6m in length and 3m taper, the width to be maximized within the site curtilage, passing place to be delineated with a dropped kerb along the length of the proposed passing place. The cut into the embankment should of an appropriate gradient no steeper than 1:3 and confirm the slope stability is not compromised.

Highways Conclusion

There are no highway objections to the proposed development for a passing place. We would advise the applicant to submit a plan detailing/dimensioning the layout and confirm the proposals for the materials for surfacing/drainage.

Land stability and access

The stability of the embankment will be the applicant's responsibility and it is considered that any slippage would affect the passing place rather than the highway. The developer would be responsible for maintaining access along the unclassified road which terminates at the bend and continues as a public footpath and private road to two further properties.

Contamination

Records indicate the land is part of a former quarry and due to the location being in the former lead mining region, it could be a former lead mining quarry, alternatively it could be associated with coal mining. The final surfacing is to be a grasscrete style matrix or surface reinforcement lattice which will be seeded once laid and do not raise issues of dust generation. There are therefore no concerns with this application.

CONCLUSION

The proposed development is acceptable under the terms of adopted policies and guidance.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing received 15/10/2020 and as contained within the application documentation.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

3. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
5. The landscaping scheme as carried out in connection with condition no. 4 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming 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 with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Marches Ecology and dated 1/10/2020 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
7. The vehicular access hereby approved shall take the form of a dropped vehicular crossing.
8. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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 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.
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 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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - 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

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerbline and cross the footpath in connection with condition no. @@. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

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: heathandhouisng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

should contact the Council's Planning & Regulatory Department on 01978 292040 for further advice and information.

The stability of the site shall remain the responsibility of the developer.

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

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered;
- to identify the controls that apply to the movement of the waste;
- to complete waste documents and records;
- to identify suitably authorised waste management options; and
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls.

The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

Date 10/05/2021

APPLICATION NO:
P/2020 /0724

LOCATION:
MARFORD GATE CHESTER ROAD
GRESFORD WREXHAM
LL12 8SF

DATE RECEIVED:
02/11/2020

COMMUNITY:
Gresford

DESCRIPTION:
CHAS AMLINELLLOL (POB MATER
WEDI'I GADW HEBLAW AM
MYNEDIAD A CHYNLLUN Y SAFLE)
AM 2 ANNEDDAU / OUTLINE
APPLICATION (ALL MATTERS
RESERVED EXCEPT FOR ACCESS
AND SITE LAYOUT) FOR 2
DWELLINGS

CASE OFFICER:
SEH

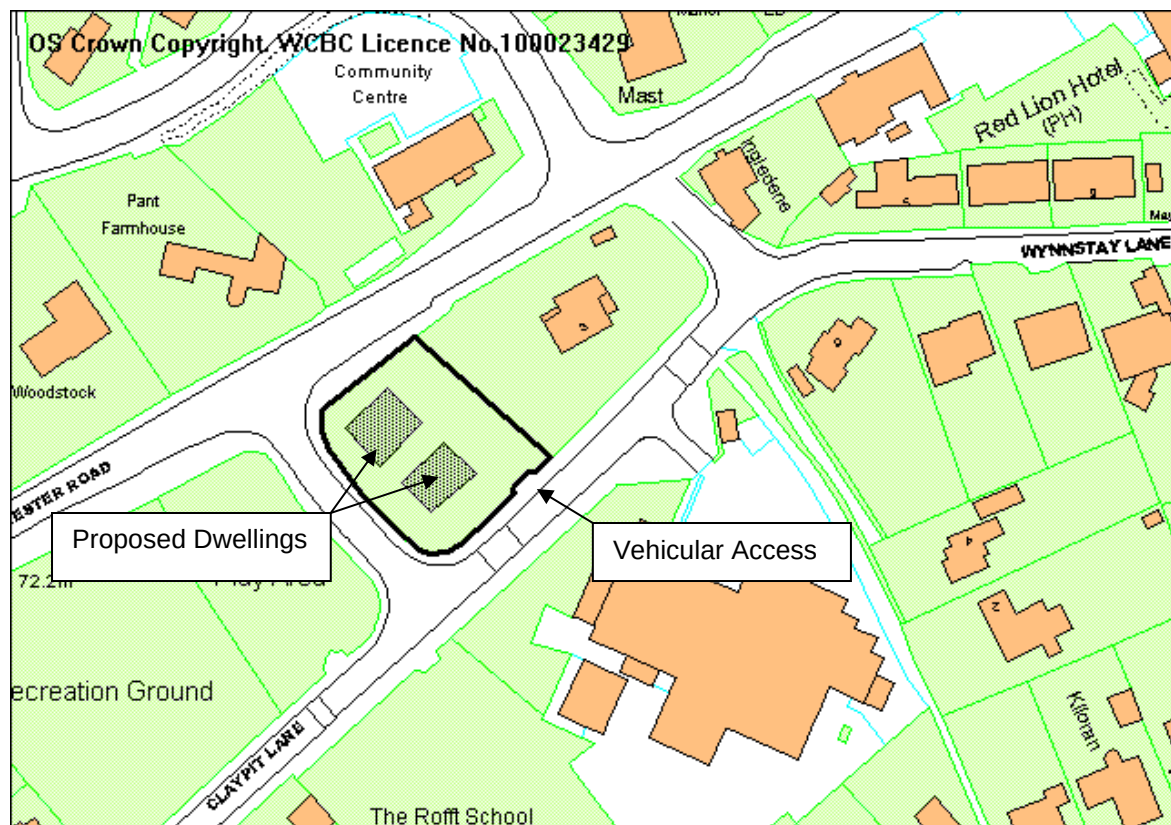
WARD:
Marford and Hoseley

AGENT NAME:
JONATHAN DAVIES

APPLICANT(S) NAME:
JONATHAN DAVIES

THE SITE

A plot of land measuring approximately 1,150 square metres, currently forming part of the large garden associated with the dwelling known as 'Marford Gate'.



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PROPOSAL

As above

HISTORY

None relevant

DEVELOPMENT PLAN

Within a defined settlement. UDP Policies GDP1, PS1, PS2, PS3, PS4, H2, EC4, EC6 and T8 apply. Local Planning Guidance Notes Nos. 16 'Parking Standards', 17 'Trees', and 21 'Space around Dwellings' are also relevant.

CONSULTATIONS

Community Council:	This proposal concerns the erection of two dwellings, making three dwellings overall. The concerns raised are in regards to the impact of vehicular access and parking so near to the school. The concern is for the potential for a number of cars to be accessed at each property. The egress will be very difficult as it is near a bend and a speed hump. There is a longstanding issue of difficulties with parking and vehicular access at this point, and the additional number of vehicles will add to these pressures and therefore the objection is in regards to the additional number of vehicles and vehicular movements that will arise from the proposal as it stands.
Local Member:	No objections at this stage.
Public Protection:	No objections subject to advisory notes relating to noise, dust and burning of waste.
Highways:	No objections subject to the imposition of conditions relating to access and parking. (See Special Considerations below)
Welsh Water:	No objections subject to the imposition of conditions relating to drainage.
NRW:	No comments to make
Neighbours:	Two letters received; both expressing overall support for the scheme, but also raising the following concerns in relation to the proposed access: • The access road to the site will have a detrimental effect on the parking on Wynnstay Lane. We have only just got restricted parking (times) outside our house and that of our neighbours, and even that is not taken much notice of during school drop off and pick up;

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- If more space is taken up on the main part of Wynnstay Lane by an access, and additional restricted parking both sides of the access road - this is going to make the situation more difficult for everyone, not just during school drop off and pick up;
- There are cars parked along that piece of road 24/7 - sometimes school staff, and sometimes people parking to get buses into Chester and Wrexham. The situation is already difficult with cars parking on the bends and often restricting access for lorries and emergency vehicles;
- Would it not be possible to make access to the site through the entrance marked 'Marford Gate Existing Vehicular Access', from the main Chester Road?

SPECIAL CONSIDERATIONS/ISSUES

Background: This is an outline application for the erection of 2 no. two storey dwellings, with all matters reserved for subsequent approval except for access and layout. The site currently forms part of the large garden area of 'Marford Gate' and lies within the settlement limit of Marford, where residential development is acceptable in principle subject to compliance with UDP Policy GDP1. The site location therefore complies with UDP Policies PS1, PS3 and PS4. The main issues to consider therefore relate to impact of the development of the site upon the residential amenities of the occupiers of the surrounding properties in terms of loss of light, view and privacy, and the impact upon highway safety.

Layout and Residential Amenity: The site is considered large enough to accommodate 2 dwellings whilst providing on-site parking and outdoor recreation space. The minimum requirement for 50 metres square of garden space has been met in respect of both properties. Having considered also the properties around the site, it is possible to achieve the erection of these dwellings on this land in accordance with the Council's separation distances and guidance set out within LPGN. 21 'Space around Dwellings' which protect privacy and daylight. The recommended minimum distances are 22 metres, and the closest residential properties are approx. 30 metres away.

The applicant has submitted a layout plan which demonstrates that the plot is large enough to accommodate dwellings which would be of character in relation to the surrounding properties, whilst protecting the visual amenities of the area. Design, appearance and residential amenity will all be properly considered at the reserved matters application stage to ensure that there is no significant loss of light or privacy to surrounding properties, and that the development fits in with the existing street scene.

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Although a reserved matter, care will need to be taken in the detailed design of the dwellings to ensure that, although the rear of the properties will front the highway (as the site is bounded by highway on 3 sides), the elevations will have active frontages to ensure successful integration, similar to those existing buildings which have their rear elevations facing the public highway, already within the locality.

Permitted development rights will need to be removed by condition, in order to retain sufficient control over any further development within the residential curtilage, both to retain adequate usable outdoor recreation space, and to protect the visual amenities of the area. It is also important that, with the exception of the alterations to the access on Wynnstay Lane, the existing boundary hedge around the site is protected and retained, and any hedgerow removed to improve visibility from the access is replanted inside the new splays (as is demonstrated on the proposed site plan). The proposed development therefore complies with UDP Policies H2, GDP1 and PS2.



Figure 1. Proposed Site Layout Plan

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Figure 2. Street View from Wynnstay Lane

Highways: The highway authority has been consulted and has advised as follows. The existing dwelling known as 'Marford Gate' will continue to be served by the existing access onto Chester Road. The proposed development site will be served off the existing secondary access onto Wynnstay Lane, which is an unclassified, residential road subject to a 20 mph speed limit. This section of Wynnstay Lane includes traffic calming features given its proximity to the Rofft CP School. Based on speeds of 20 mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25 metres in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility from the existing access serving the development site is substandard in both directions providing splays of approximately 2.4 x 8 metres in both directions measured to the nearside edge of the adjoining highway. Visibility is impeded in both directions by existing boundary hedge. The existing hedgerow is to be removed and replanted inside of the required (2.4 x 25 metre) visibility splays. The access also provides adequate pedestrian visibility given its proximity to the school. The submitted layout plan indicates this detail.

The existing access off Wynnstay Lane is only 3.1 metres wide and is gated at 3.8 metres behind the edge of carriageway. The access is to be widened to 4.8 metres for at least 5 metres behind the adjoining highway (back of footway) with any widening taking place away from the existing raised table feature. The submitted layout plan indicates this detail. The highway authority recommend any proposed gates are erected a minimum of 5 metres behind the adjoining highway. The highway authority also suggests that the applicant arranges for an H-bar to be installed across any proposed access to deter any indiscriminate parking.

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Adequate parking and turning provision are provided within the curtilage of the site for both proposed dwellings in accordance with LPGN 16 (3 spaces for each 4 bed dwelling). The submitted layout plan indicates this detail. The highway authority therefore has no objections to the proposed development subject to the aforementioned highway arrangements being secured by planning conditions. The proposed development therefore complies with UDP Policies GDP1 and T8.

I have considered the suggestion by local residents that the proposed dwellings be served off the access onto Chester Road. As the highway authority has expressed no concerns in relation to the proposed use of the existing access on Wynnstay Lane, and is satisfied that a safe and convenient access has been provided, there is no justification to insist that the development is accessed from Chester Road.

Trees and Ecology: Both NRW and the Council's ecologist have been consulted. No concerns have been expressed and there are no objections to the proposal subject to the existing boundary hedge being replanted inside of the access visibility splays. The proposed development therefore complies with UDP Policy EC6.

The Council's tree officer has also been consulted and has confirmed that the arboricultural report provided indicates, in accordance with BS5837:2012, two category 'B' trees under third party ownership. Maximum protection should be afforded to both of these trees to prevent unnecessary damage to roots or associated soils. Where there is any risk of incursion into the anticipated symmetrical rooting system of both trees (T1 & T2), the proposed driveway will require a 'no-dig' approach using a cellular confinement system (CCS). Site specific specifications will need to be provided where such a system is proposed and any area of 'no-dig' should be proposed. These details will be secured by planning condition for further approval as part of the reserved matters application.

To reduce the risk of damage to third party trees it will be necessary for the applicant to provide an arboricultural method statement (AMS) undertaken in accordance with BS5837:2012. In accordance with WCBC Tree & Woodland Strategy, there will be a requirement to increase canopy cover within the site boundary by a minimum of 20%, and the landscaping scheme to be submitted as part of the reserved matters application will be required to demonstrate this. Subject to these matters being properly addressed at reserved matters application stage, there are no arboricultural objections to the residential development of the site, and the proposed development complies with UDP Policy EC4.

Conclusion: The proposal is in accordance with local planning policy and the development of the site will make a positive contribution to the visual amenities of the area. The development will not be detrimental to highway safety or residential amenity and I recommend accordingly.

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RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the scale of the building(s)
 - b. the appearance of the building(s)
 - c. the landscaping of the site
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
3. The development as permitted shall be commenced before the two years from the date of approval of the last of the reserved matters required to be approved.
4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
5. Prior to first use of the development the site shall be laid out in strict accordance with layout plan ref: AP02 Rev P4.
6. As part of the reserved matters application, a detailed Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
7. As part of the reserved matters application, full details for the hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a

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method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.

8. As part of the reserved matters application, full details of arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

9. The vehicular parking and turning areas as shown on approved drawing no. AP02 Rev P4 shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

10. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

11. Prior to first use of the development hereby approved a pedestrian visibility splay shall be established measured from the centreline of the vehicular access 2.4 metres back from the back edge of the footway to points 3.3 metres either side measured along the back edge of the footway. Within these splays there shall be no obstruction in excess of 0.6 metres in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

12. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

13. Any gates erected shall be in minimum distance of 5 metres behind the adjoining highway.

14. The vehicular access hereby approved shall be a minimum width of 4.8 metres for a minimum distance of 5 metres, measured behind the adjoining highway.

15. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

16. The vehicular access alterations hereby approved shall take the form of a dropped vehicular crossing.

17. The existing trees and hedges shown on drawing AP02 Rev P4 shall be permanently retained and shall not be cut down, grubbed out, lopped or uprooted. Any trees or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species. The existing boundary hedge along the highway frontage shall not be reduced to a height below 2 metres from ground level at any point.

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18. 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 further development shall take place under Classes A, B, C, E of Schedule 2 Part 1, or Class A of Schedule 2 Part 2, other than the development hereby granted permission.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
9. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
10. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. 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 in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
14. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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15. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
17. To ensure the amenity afforded by the trees and hedges is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
18. Due to the restricted application site and its relationship with adjoining properties and public highway, it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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: heathandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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;
- 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.

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no 16. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

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 permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

The Highway Authority recommends that the Applicant arranges for a H-bar ground marking to be installed across the proposed access to deter any indiscriminate parking. This can be arranged by contacting the Traffic Section of the Council, on Tel: 01978 729670.

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P/2020 /0899**LOCATION:**
43 KING STREET WREXHAM
LL11 1HR**DATE RECEIVED:**
24/12/2020**COMMUNITY:**
Rhosddu**DESCRIPTION:**
TRAWSNEWID GOFAL SWYDDFA I 4
FFLAT PRESWYL DROS DDAU
LLAWR A DIDDORDEBAU I
FLAENOROL PRESENNOL /
CONVERSION OF OFFICE SPACE
INTO 4 RESIDENTIAL FLATS OVER
TWO FLOORS WITH ALTERATIONS
TO EXISTING FRONTAGE**CASE OFFICER:**
MP**WARD:**
Grosvenor**AGENT NAME:**
JPL ARCHITCTURAL
DESIGN
MR JOHN PARRY
JONES**APPLICANT(S) NAME:**
MR MICHAL PALAMARCZUK

This application was deferred at the 12th April 2021 meeting so that improvements could be secured to ensure bedrooms benefit from more natural daylight.

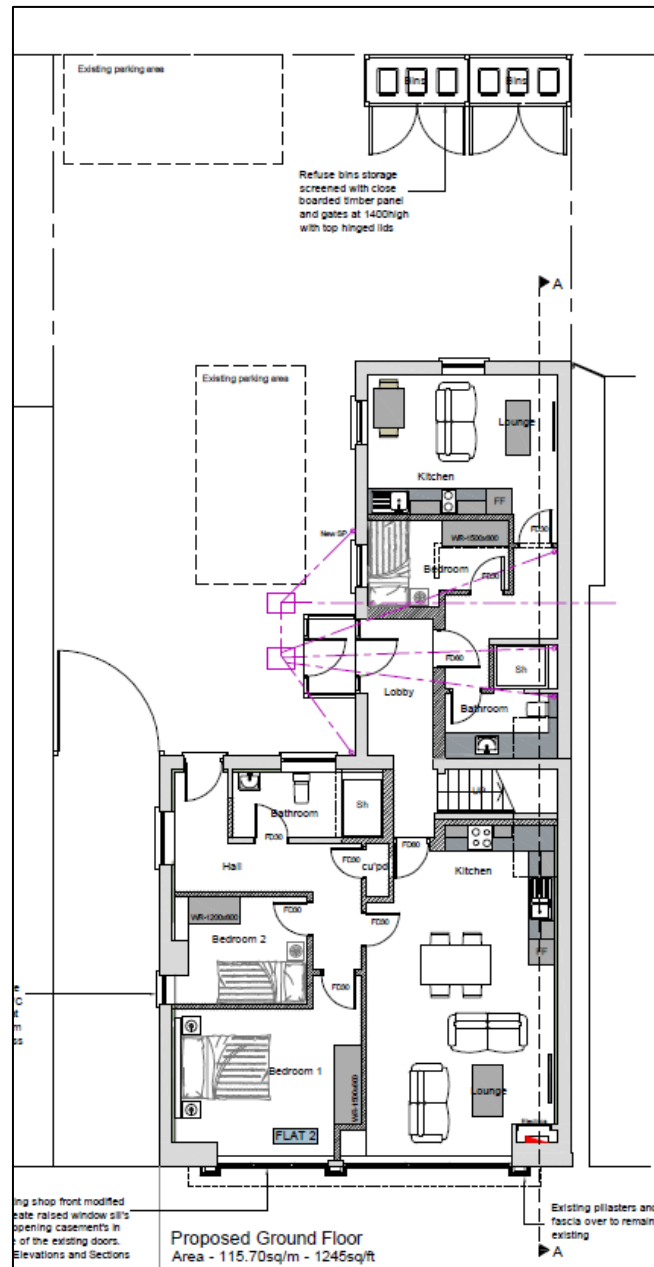
Applicant's submissions: Amended ground floor plans have been received that reduce the number of flats proposed from five to four. All of the bedrooms in each flat now have a window as indeed do all other habitable rooms.

The second bedroom to flat no.2 faces onto the access between nos. 41 and 43, which is only 2.5m wide. To maximise the amount of daylight the room will receive the window has been enlarged.

The amended ground floor and side elevation plans are included below:

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Building Control have advised that the amended floor plans are (without prejudice to a formal application for Building Regulations approval) acceptable.

The location of the proposed bin stores has also been amended. They will now be situated towards the rear of the site, thus addressing the concerns set out in my original report.

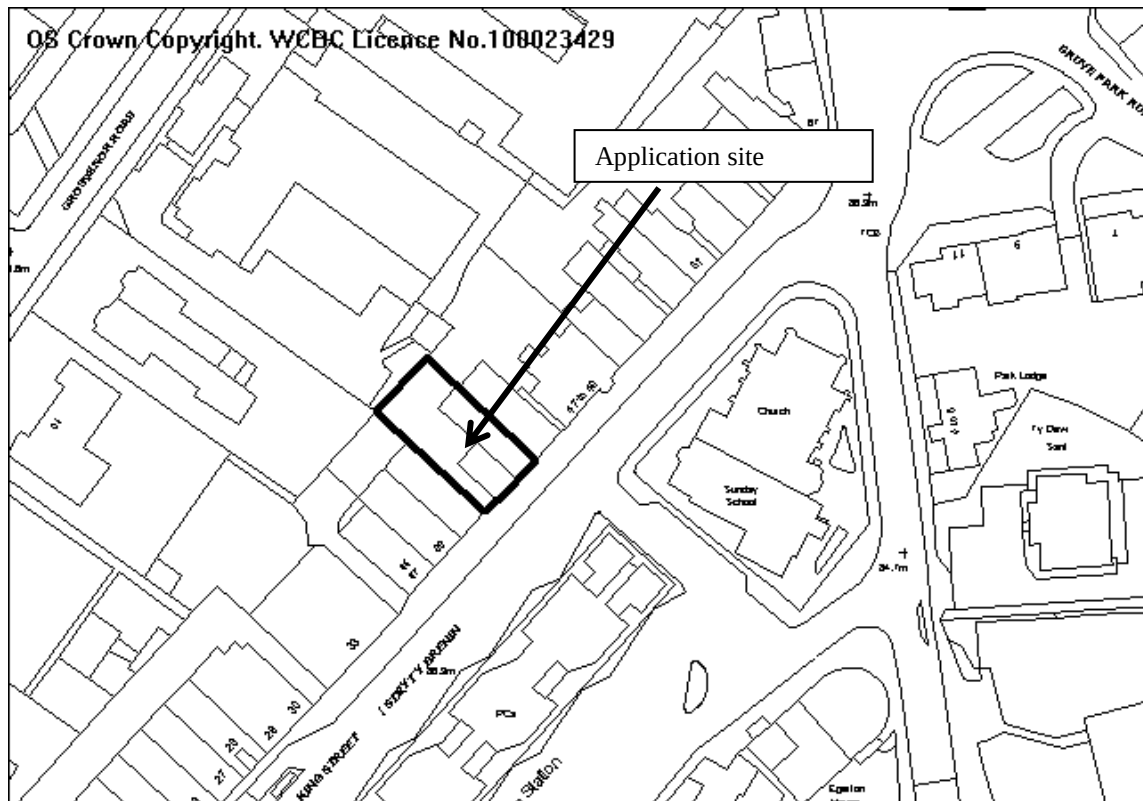
Neighbours: The owners/occupiers of 3 nearby properties were notified in respect of the amended plans on 23/04/2021

Noise: The noise report previously submitted demonstrates that noise levels within the building will be acceptable without the need for mitigation. Public Protection have confirmed that they accept the findings of the noise report.

Conclusion: The amended plans will provide future occupiers with an appropriate standard of amenity and as such I am satisfied the proposals accord with the relevant UDP policies.

My original report is included below together with a revised recommendation that takes account of the matters discussed above. Condition 02 has also been amended to refer to the amended plans.

THE SITE



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PROPOSAL

As above.

HISTORY

P/2012/0205 CHANGE OF USE OF 43 KING STREET TO A2, NEW SHOP FRONTAGE TO NO. 43 AND 43A WITH INTERNAL ALTERATIONS. Granted 24.2.2012

P/2014/0157 DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION, ERECTION OF NEW TWO STOREY REAR EXTENSION AND INTERNAL ALTERATIONS. Granted 6.6.2014

DEVELOPMENT PLAN

Within town centre and Grosvenor Road Conservation Area. The site forms part of an area covered by policy E7. Policies GDP1, E7, EC7, and T8 also apply.

CONSULTATIONS

Community Council:	Consulted 21.01.21
Local Member:	Notified 21.01.21
Highways:	No objection.
Public Protection:	Advisory notes recommended. Noise survey also requested.
Welsh Water:	Recommend a drainage condition.
NRW:	No comments.
Contaminated Land:	No comments
Civic Society:	Have made the following comments: • This proposal is yet another of several substandard ones for domestic conversion of former retail premises in the town centre; • The proposal of five units is far too intensive. The building is detached but the space to the building on the right is not much more than a foot and this must account for there being no window shown in a ground floor bedroom...no daylight (which would be minimal anyway) and no ventilation. Two flats on the ground floor have windows opening out into bin storage areas. Three bedroom are so small there appears to be no space for storage; • This is prominent site within the Grosvenor Road Conservation Area, and there are design issues. The proposed front elevation alters the

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proportions of the windows considerably by raising the cill level. The two existing frontage entrance doors have been changed to incorporate opening windows directly onto the public forecourt: if these were to be viable they would have to be sliding sash and not as shown. The upper three windows on the façade are horned wood sliding sash, Victorian style, which fit in well with the building style, and although there appears to be no proposals to change these, they should be secondary double glazed without recourse to external uPVC. Could not the Council give back some of the over-wide pavement here to provide forecourt space;

- Although there would be no objection to going back to residential use, the above points highlight the shortcomings of the proposal, showing that it is poorly designed for a conservation area, and as a residential scheme is far too intensive, resulting in severely restricted accommodation.

Neighbours:

The owners/occupiers of 3 nearby properties notified 2.2.2021

SPECIAL CONSIDERATIONS

Policy: The site lies within the built up area of Wrexham and in an area where commercial office development is directed by policy E7. The policy does not seek to resist the loss of commercial offices nor does it explicitly prevent changes or use for other purposes. The site adjoins but does not fall within the town centre shopping area and as such policies S2 and S3 are not applicable. Whilst I recognise that the buildings on the north-western side of King Street are predominantly in use for a range of business uses mostly falling within Classes A1, A2 or A3 of the Use Classes Order, the site is not subject to any policies that specifically seeks to resist residential conversion, even of ground floor units.

Design: The existing and proposed elevation plans are shown below:

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Existing Front Elevation

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Proposed Front Elevation

The proposals will result in some alterations to the frontage, notably a higher stallriser. There will also be no entrance doors directly onto King Street, although the subdivisions of the front elevation will match those of the existing frontage. The proposed alterations are therefore sympathetic to the character of the existing building. Furthermore, viewed in the context of the wider street scene, where there is already some variation in the character of the frontage of other units, they will not detract from the wider street scene and in turn, preserve the character of the Conservation Area. No alterations are proposed to the upper floor of the front elevation.

Amenity: The development will provide 5 flats with internal floor areas varying in size from 30 sq.m to 70 sq.m. There will be 3 x 1 bedroom units on the ground floor and a further 2 units on the first floor, 1 x 1 bedroom unit and 1 x 2 bedroom unit.

Two of the ground floor units will have lounge windows facing directly onto King Street which will result in overlooking from passing pedestrians and vehicles. Nevertheless, residential properties fronting onto a footpath or road is not unusual in an urban context, indeed there are many examples of developments that front either directly onto the footpath elsewhere on the edges of the town centre. I am not aware this necessarily unduly compromises the standard of amenity afforded to ground floor occupiers.

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Furthermore, the Council has no policy or adopted guidance which requires habitable rooms on ground floors to be located a minimum distance from a footway or where a ground floor is located close to a footway, for it to be occupied by non-residential uses.

Three out of the five flats will have windows in the side elevation at distances of between 2.5 metres and 7 metres from the side elevation of no.41 King Street. One ground floor flat will also have a rear facing bedroom window that faces towards a wall that encloses the rear boundary of the site, approximately 7m away. Whilst the distances are less than LPGN21 recommends, however I do not consider this to be a valid reason to refuse permission in this instance.

If LPGN21 were rigidly applied to conversion schemes then it would severely inhibit opportunities to re-use existing buildings. Within a town centre location, buildings are at higher densities than elsewhere and as such it is appropriate for there to be a degree of flexibility in applying LPGN21, particularly as it is guidance rather than a fixed standard. Furthermore it is likely that those who wish to live in a town centre location would appreciate that available accommodation offers a different standard of amenity to a property in a more suburban location.

The internal layout results in one ground floor flat having bedroom without a window and another with a bedroom window facing onto the access between nos. 41 and 43, which is only 2.5m wide. To ensure both rooms benefit from natural daylight, the internal walls will have high level glazed panels.

The flats are not provided with any individual or communal outdoor amenity space, LPGN10 advising 10 sq.m per flat. However LPGN21 is guidance rather than a standard to be applied rigidly to every proposal. The lack of outdoor amenity space is not uncommon for residential developments in or on the edge of town centres. The occupiers of the site would not be denied access to opportunities for recreation. The site is within walking distance of Llwyn Isaf, and the recreation ground on Rhosddu Road.

The site has sufficient outdoor space to provide for the storage of bins for each flat. I note the comments made about the position of the bin storage areas made by the Civic Society and there would appear to be scope to re-site these further away from the building. A condition will be imposed to require further details.

Having regard to the above, I am satisfied that the proposals do not prejudice the standard of amenity afforded to future occupiers in this instance.

Given the proximity to King Street and in particular the bus station, a noise assessment has been undertaken. I am waiting for Public Protection to provide comments on this matter.

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Parking: The LPGN16 maximum provision for the development is 8 spaces. The submitted plans provide for 2 spaces.

LPGN16 does not set a minimum parking standard and where parking is provided below the maximum, the location of the site must be taken into account. In this instance the site is in a highly sustainable location being immediately on the edge of Wrexham town centre, with a range of retail, leisure and employment opportunities within walking distance. The site is also within easy walking distance of both of Wrexham's railway stations and lies directly opposite Wrexham bus station. It is therefore well located for occupiers who do not need to rely on cars for journeys. The minimal on-site parking provision would therefore not be a valid reason to refuse permission in this instance.

CONCLUSION

The proposals accord with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 04 Revision A, 05, 09, 10 and as contained within the application documentation.

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.

NOTE(S) TO APPLICANT

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APPLICATION NO:
P/2021 /0109

LOCATION:
LAND ADJACENT TO 4 STATION
ROAD RHOSTYLLEN WREXHAM
LL14 4BB

DATE RECEIVED:
29/01/2021

COMMUNITY:
Esclusham

DESCRIPTION:
CODI ANNEDD AR WAHAN /
ERECTION OF DETACHED
DWELLING

CASE OFFICER:
SJG

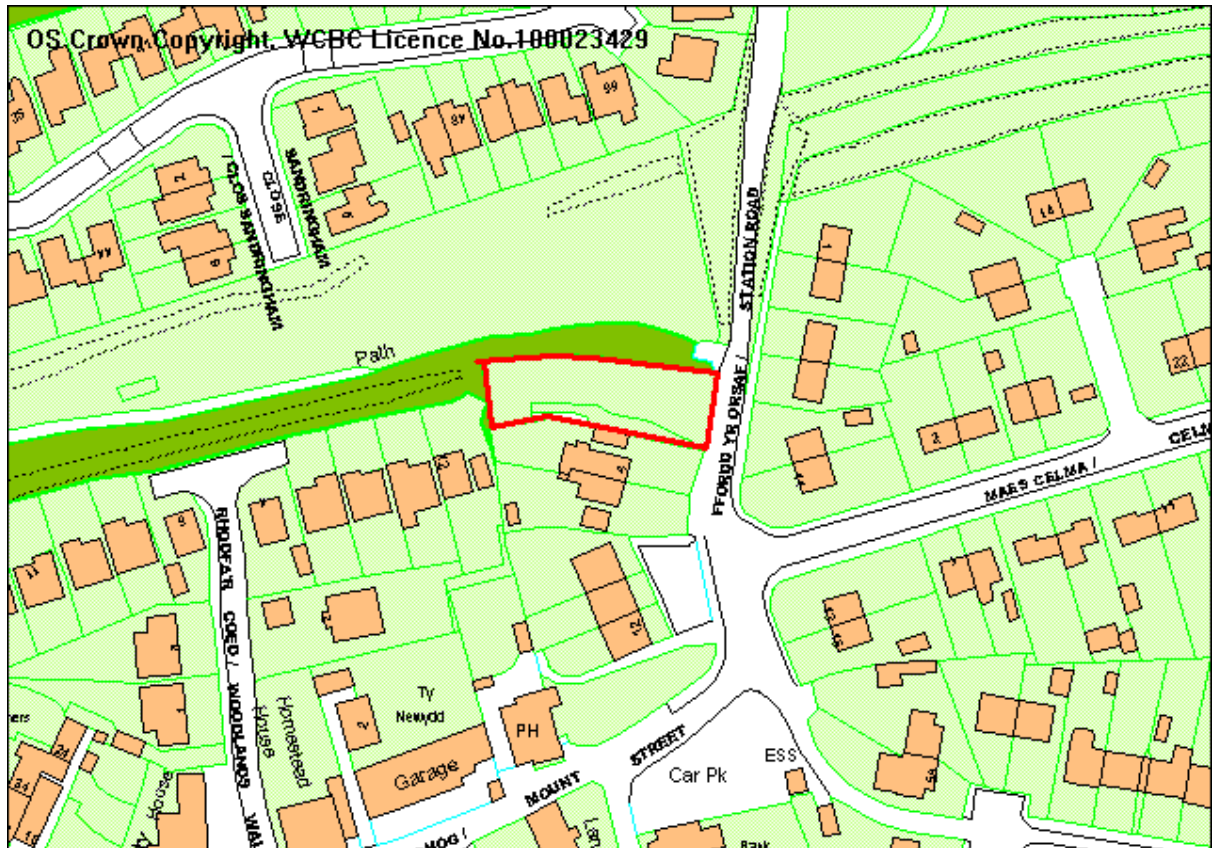
WARD:
Esclusham

APPLICANT(S) NAME:
S G ESTATES

AGENT NAME:
CAPS
ROBERT CARTWRIGHT

THE SITE

The site consists of an area of 594m² on the west side of Station Road, and adjoins a semi-detached dwelling to the south and public open space to the north. Trees within and to the north of the site are subject to a Tree Preservation Order.



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Aerial photo 2009

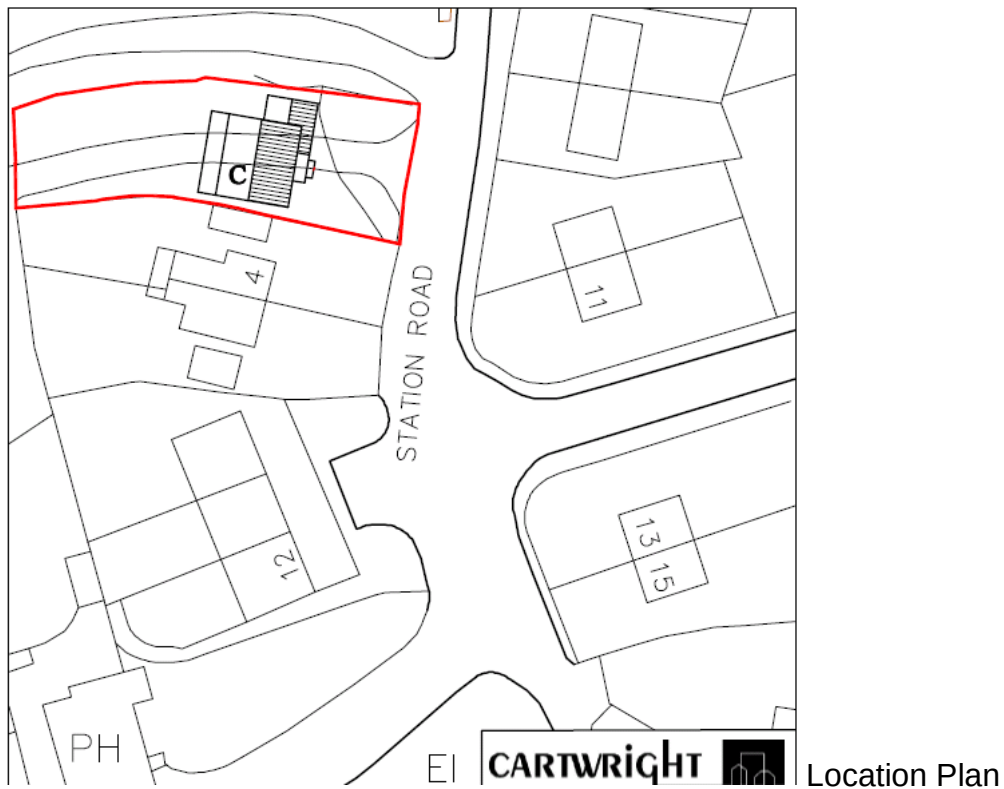


Date 10/05/2021



PROPOSAL

As above. The application includes a Design and Access Statement, Ecology Report, Landscape Scheme, Drainage Report and Arboricultural Report



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[illegible]

Landscaping

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CARTWRIGHT
architectural & planning services
Westminster House, Hollinwood, Winstanley, Wrexham
Shropshire, SY13 2NL
E-mail - robert.cartwright@btinternet.com
Tel: 01948 880123 Mob: 0791 767 2498

SG ESTATES
AWARD WINNING HOUSING DEVELOPERS
Plot 15 Station Road
Rhostyllen, Wrexham.

House Type Conway inc garage
155.3 sqm - 1672 sqft

Plans & Elevations

Scale:- 1:100
Co+G/1

Proposed Plans and Elevations



CARTWRIGHT
architectural & planning services
90 Main Road, Wylbury, Cheshire, CW9 7LS
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CLIENT
SG ESTATES
AWARD WINNING HOUSING DEVELOPERS

CONTRACT
Plot 15 Rhostyllen

DWG TITLE
House Type Conway
155.3 sqm - 1672 sqft
Working Drawing
Elevations Hipped Roof

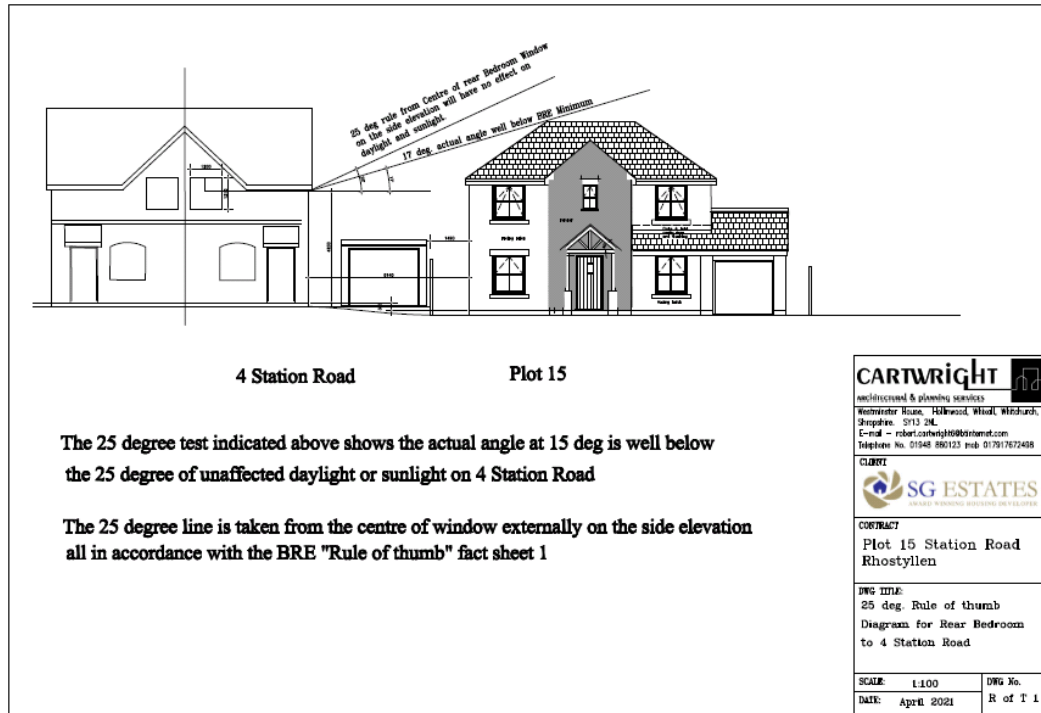
SCALE 1:50 **DWG No.**
DATE March 2011 **WD C 7B**

Revisions
Rev A Resub to FE public
Rev B Windows amended to suit Planning for site

Alternative Hipped Design

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Applicant's daylight test diagram

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HISTORY

None

The adjoining land to the west was developed under planning permission P/2014/0097.

DEVELOPMENT PLAN

The site is within settlement limits as set out in the Wrexham Unitary Development Plan.

Policies:

PS1	Settlement limits
PS2	Environmental Impacts
PS11	Biodiversity
GDP1	Development Principles
T8	Parking
H2	Residential development within settlement limits
EC4	Trees
EC6	Biodiversity
EC13	Surface water run-off

Local Planning Guidance Notes

16 Parking standards
17 trees and development
21 Space around dwellings
23 Contamination
30 residential design
32 Biodiversity

CONSULTATIONS

Esclusham Community Council: Do not support and object on following grounds:

- 1) The proposed building is very large and wide for the particular site.
- 2) It will not be in keeping with other properties in the immediate vicinity.
- 3) Concern expressed regarding 'loss of light' to no 4 Station Road with the proposed dwelling being very close to the boundary between the two properties.
- 4) Whilst it is appreciated that only one building is mooted, there are ongoing concerns regarding the narrow carriageway on Mount Street, which can be considered to be below current highways standard. In addition, the road is often blocked towards the Hill Street direction. Lorry drivers often have difficulty in getting through.
- 5) Lack of suitable footpaths on the bend past the Swan Inn.

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6) The streetlights along Station Road are, in some areas, probably in need of improvement.

7) Surface water drainage onto the nearby highway has been mentioned as a concern.

8) The Community Council are of the opinion that the developer is encroaching on Local Authority owned land which is subject to Owain Glyndwr status, and thereby protected. Perhaps the exact boundaries of the said plot can be confirmed as part of the consideration of the application.

Local member:

Does not support the above application and specific objections and concerns are detailed below:

1) The proposed building is very large and wide for the particular site.

2) It will not be in keeping with other properties in the immediate vicinity.

3) Concern expressed regarding 'loss of light' to No. 4 Station Road with the proposed dwelling being very close to the boundary between the two properties.

4) Whilst it is appreciated that only one building is mooted, there are ongoing concerns regarding the narrow carriageway on Mount Street, which can be considered to be below current highways standard. In addition, the road is often blocked towards the Hill Street direction. Lorry drivers often have difficulty in getting through.

5) Lack of suitable footpaths on the bend past the Swan Inn.

6) The streetlights along Station Road are, in some areas, probably in need of improvement.

7) Surface water drainage onto the nearby highway has been mentioned as a concern.

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8) I am of the opinion that the proposed development is encroaching on Local Authority owned land which is subject to Owain Glyndwr status, and thereby protected. The exact boundaries of the said plot must be confirmed as not being part of the application.

9) The distance between No. 4 and the proposed development does not meet the requirements of planning on the separation between properties.

10) The land which the proposed development is on was a former foundry and an electro plating works which is a potential contaminated land use.

11) The proposed development is part of the former foundry site – Application Number P/2014/0097 – The Foundry, Mount Street, Rhostyllen, Wrexham, LL14 4AU. Public open space new housing developments are required to provide 80m² of onsite open public space per dwelling to accord with LPG Note 10 Public Open Space in New Housing Development – the Mount Street development provided 1050m² of public open space which was 10% short of the LPG Note On-site Public Open Space requirement and now the developer is applying to put a new development on the former foundry site which already falls short of 10%. Page 42 of the 2014 application, Recommendation C, bullet point 2 states that *“Inadequate management and provision of public open space” “That the Head of Community Wellbeing and Development is given delegated authority to determine the final form and content of reason(s) for refusal”*.

12) The reason for controlling the number of dwellings at the former foundry site was to control the vehicle generation impact arising from the development in close proximity to the site in the interest of highway safety.

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13) Traffic generation and highway safety – it states in the earlier outline planning permission no vehicle access is intended onto Station Road as part of the development and this will be controlled by conditions.

Highways:	No objections subject to appropriate conditions
Public Protection:	No objection subject to comments
Flood Risk:	No objection subject to comments
Natural Resources Wales:	No objection subject to comments
Contaminated land:	Recommend conditions
Welsh Water:	Recommend conditions
Tree officer:	No objections subject to conditions at pre-application stage
Ecology officer	No objections subject to conditions
Adjoining Occupiers notified:	22/3/2021 and 19/4/2021
2 Objections received:	Loss of privacy Detrimental to residential amenity Out of character with the area Additional parking and access issues on narrow approach road

SPECIAL CONSIDERATIONS

Principle of the development

The site is within settlement limits and development with a single dwelling would comply with broad planning policies which seek to confine development to existing settlements with a good range of services. The site was not included in the application site for the adjoining development to the west P/2014/0097 and is not covered by the conditions or legal agreement.

Site boundaries

The applicant states that the northern boundary of the site has been agreed with the Council as adjoining landowner. The Assets team have been consulted on the application but no response has been received.

Design

The design of the dwelling appears to be in-keeping with the character of the area and follows the building line. The applicant has offered to use a hipped roof design from an amenity point of view.

Residential amenity

The proposed siting of the dwelling would meet requirements for separation distances and garden space in terms of front and back distances. There is an issue with the side-facing first floor windows at 4 Station Road, one of which is a bedroom. The distance from this window is in the order of 6 metres rather than the recommended 13 metres. The offer of a hipped roof design has

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been made to provide for additional daylight and sunlight to this window. The BRE standards in relation to daylight are now satisfied in relation to the amount of daylight the neighbouring window receives, as illustrated by the diagram shown above.

The two windows proposed in the south elevation are obscure glazed. As this is the only issue from a design and amenity point of view it is considered that it would not warrant a refusal of planning permission.

Trees

The building footprint presents a minor level of risk to adjacent vegetation on site with only minor incursions into adjacent root protection areas (RPA) being apparent according to the information contained within the accompanying AIA provided by Welsh-Wood consultants. The impact upon retained trees of such minor encroachments into the Root Protection Areas can be addressed through appropriate precautionary measures within an approved arboricultural method statement (AMS) should consent be granted.

The majority of trees affected are subject to TPO WCBC 131/2008 and are located on council owned public open space (POS).

Ecology

The application includes an ecological report, which has been assessed by the Council's ecology officer and Natural resources Wales. There would be no adverse impacts on protected species or the River Dee and tributaries SAC and an appropriate assessment is not required with regard to phosphates as a connection to the main foul drainage system is proposed. No objections are raised subject to conditions.

Highway safety

The site is located on an unclassified highway subject to a 30 mph speed limit although vehicular speed is likely to be no more than 20 mph from the south and 15mph from the north. Given the location of the development, there is very little vehicular traffic likely to pass the proposed access.

Any application should demonstrate visibility of 2.0 x 25m to the south and 2.4 x 17m to the centre line to the north.

Adequate off road parking is proposed.

The highway officer has confirmed there will be no highway objections to the proposal subject to adequate visibility and parking being demonstrated on the application

Contamination

The Contaminated land officer advises that the same contamination requirements would apply to this site as applied to the development to the west, P/2014/0097.

Drainage

The proposal would require SAB approval.

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Conclusion

The proposal for a new dwelling would comply with adopted policies and guidance relating to housing in the settlement limits, subject to detailed amenity, tree and ecology issues as set out above.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
LP1 Location Plan
PL2 Planning-site layout and landscaping
PL4 Planning layout
CO+G/1 Proposed plans and elevations
WD C 7B Hipped roof elevations
DL1 Drainage layout
TCP Rev4 Tree Constraints Plan
DLA-001 Tree Protection Plan
and as contained within the application documentation.
3. Prior to their use on the development details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details shown on drawing DLA-001. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.
5. The tree protection fencing and ground protection measures approved in connection with condition no. 4 shall be kept in place until all external site works have been completed and the removal of the fencing has been approved in writing by the Local Planning Authority.
6. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. PL2 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.
7. The landscaping scheme as carried out in connection with condition no. 6 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of

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the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

8. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Marches Ecology and dated 28/1/2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

9. There shall be no clearance of vegetation on site between the months of March to August inclusively in any calendar year.

10. If development does not commence within 12 months of this permission an additional badger walkover survey should be carried out and submitted to the LPA for approval.

11. No part of the development shall commence until a short-term Ecological Management Plan and Ecological Method Statement, have been submitted to and approved in writing by the Local Planning Authority. This information shall demonstrate how existing features of ecological / wildlife interest will be protected, identify any areas of compensation and demonstrate management in the short-term. The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing before any part of the development commences on site.

12. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

13. The vehicular parking area as shown on approved drawing numbers PL4 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.

14. 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), any first floor window or opening in the elevation of the extension facing south shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

15. The site shall be remediated in accordance with the approved scheme, detailed within the

letter prepared by Betts Associates dated 15 January 2021 to Steve Griffin of SG Estates ref: 13SGE006/BL/AR/01, although testing of imported soils should be in accordance with the document prepared by the Welsh Land Contamination Working Group 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems', May 2013. If during the course of development any contamination is found that

was not 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

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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.

16. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 15 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.

17. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

- 1) Arboricultural Implication Assessment ref no. NEB 19025 AiA Ver1
- 2) Tree Protection Plan ref no. DLA-001

No development or other operations shall take place except in strict accordance with the reports as approved.

18. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

19. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

20. The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).

21. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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22. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
23. The vehicular access hereby approved shall be a minimum width of 3.2 metres.
24. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
25. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

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 ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
5. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 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 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.
8. 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.
9. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. The site is likely to contains features of ecological interest and it is necessary for the precise location of these features to be shown so that adequate provision can be made to ensure that later development does not

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damage any habitats or species identified in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

11. 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.
12. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
13. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
14. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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 trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
18. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
19. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
20. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
21. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
22. 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 in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
23. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
24. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
25. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - 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

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
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;
- 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;

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- 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.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural

Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of

the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be

accompanied by Hazardous waste consignment notes.

Waste:

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As

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part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls.

The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Further advice on compliance with Condition No. 15 may be obtained by contacting the Council's Environmental Protection Section on Wrexham 297041.

REPORT OF THE CHIEF OFFICE PLANNING REGULATORY - 10 MAY 2021

DELEGATED DECISIONS ISSUED 25TH MARCH TO 27TH APRIL 2021

GLY P/2021/0376 GRANTED 26/04/2021	ARFRYN, OLD ROAD, DOLYWERN, PONTFADOG, WREXHAM, , LL20 7AG	DIWYGIAD AN-DEUNYDDOL I GANIATAD CYNLLUNIO P/2019/0874 I DIWYGIO PITCH ROOF / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0874 TO AMEND ROOF PITCH
LGC P/2020/0021 GRANTED 15/04/2021	RECREATION GROUND, SOUTH OF MAYBURY AVENUE, THE CROSS, GLYN CEIRIOG, WREXHAM, , LL20 7EY	ERECTION OF TIMBER PAVILION FOR YOUTH PROVISION (10M X 7M)
WRR P/2020/0276 GRANTED 27/04/2021	, 16 TO 30, KING STREET, , WREXHAM, , LL11 1HH	WYTH FFLAT YCHWANEGOL AR BEN Y TO / EIGHT ADDITIONAL ROOFTOP APARTMENTS
GRE P/2020/0654 GRANTED 14/04/2021	, PANT COTTAGE, PANT LANE, GRESFORD, WREXHAM, , LL12 8SG	ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE EXTENSION
WRA P/2020/0697 GRANTED 14/04/2021	, 10, GREDINGTON CLOSE, WREXHAM, , , LL13 9DQ	ESTYNIAD LLAWR CYNTAF I'R DRYCHIAID BLAEN / FIRST FLOOR EXTENSION TO FRONT ELEVATION
HOL P/2020/0721 GRANTED 15/04/2021	, 12, ASHLEY COURT, HOLT, WREXHAM, , LL13 9JZ	ESTYNIADAU CEFN A OCHR UNLLAWR / SINGLE STOREY REAR AND SIDE EXTENSIONS
COE P/2020/0740 WITHDRAWN 06/04/2021	, CROFT COTTAGE, PENYGELLI ROAD, COEDPOETH, WREXHAM, , LL11 3RW	DYMCHWEL GAREJ AC ADEILADU PRESWYLFA AR WAHAN ATODOL / DEMOLITION OF GARAGE AND CONSTRUCTION OF DETACHED RESIDENTIAL ANNEX
CEF P/2020/0771 GRANTED 15/04/2021	, LAND ADJACENT TO PENDIL, LLANGOLLEN ROAD, ACREFAIR, WREXHAM, , LL14 3RT	CODI ANNEDD GYDA MYNEDIAD NEWYDD I GERBYDAU / ERECTION OF DWELLING WITH NEW VEHICULAR ACCESS
LLA P/2020/0782 GRANTED 06/04/2021	, CO OP, SHONES LANE, LLAY, WREXHAM, , LL12 0PL	DYMCHWEL UNED ADWERTHU AC ETHOLIAD 5 RHIF. TALIADAU PRESWYL / DEMOLITION OF RETAIL UNIT AND ERECTION OF 5 NO. RESIDENTIAL APARTMENTS

OVE P/2020/0784 REFUSED 06/04/2021	, LAND TO THE REAR OF SKEABOST, 6, CHURCH ROAD, OVERTON, WREXHAM, LL13 0EN	CHAI AMLINELLLOL (CEDWIR POB MATER YN OL) AM ANNEDD A GAREJ / OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR A DWELLING AND GARAGE
WRR P/2020/0790 DISCHARGED 14/04/2021	, GLYNDWR UNIVERSITY, MOLD ROAD, WREXHAM, , LL11 2AW	RHYDDHAU AMOD 18 (CYNLLUN CYFFORDD) O GANIATAD CYNLLUNIO P/2018/0666 / DISCHARGE OF CONDITION 18 (JUNCTION LAYOUT) OF PLANNING PERMISSION P/2018/0666
ABE P/2020/0795 REFUSED 15/04/2021	, UNIT 6, ASH ROAD NORTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UF	NEWID DEFNYDD O DIR O B2 O STIWDIO FFITRWYDD D2 / CHANGE OF USE FROM B2 TO FITNESS STUDIO D2
GLY P/2020/0803 GRANTED 15/04/2021	, LLANGWRYD UCHAF, LLWYNMAWR, LLANGOLLEN, WREXHAM, , LL20 7BD	GOSOD PEDWAR GOLEUADAU TO ARDDULL CADWRAETH / INSTALLATION OF 4 NO. CONSERVATION STYLE ROOF LIGHTS
WRR P/2020/0825 GRANTED 06/04/2021	, , 7 HIGH STREET, WREXHAM, LL13 8HP, ,	NEWID DEFNYDD SIOP (A3) I FAR A BWYTY (A3) / CHANGE OF USE OF SHOP (A1) TO BAR AND RESTAURANT (A3)
MAR P/2020/0830 GRANTED 06/04/2021	, TY AWEN, WREXHAM ROAD, MARCHWIEL, WREXHAM, , LL13 0PF	MYNEDIAD NEWYDD I GERBYDAU / NEW VEHICULAR ACCESS
PEN P/2020/0839 WITHDRAWN 26/04/2021	, LAND SOUTH OF PINECROFT, AFONEITHA ROAD, PENYCAE, WREXHAM, , LL14 2PF	CAIS I GYMERADWYO MATERION A GADWYD YN OL YN DILYN CANIATAD AMLINELLLOL P/2018/0139 AM FANYLION GRADDFA, LLUNWEDD, TIRLUNIO AC YMDDANGOSIAD I DDATBLYGU 9 UNED BRESWYL / APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE PERMISSION P/2018/0139 FOR DETAILS OF SCALE, LAYOUT, LANDSCAPING AND APPEARANCE FOR THEDEVELOPMENT OF 9 RESIDENTIAL UNITS
HOL P/2020/0848 GRANTED 15/04/2021	, , ERLAS VICTORIAN WALLED GARDEN, BRYN ESTYN ROAD, WREXHAM, , LL13 9TY	GWAITHO I GOEDEN A DDIOGELIR GAN ORCHYMYN CADW COED 272/2017 (T2 COEDEN HELYG GAFR A T9 COED MULBERRY) / WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER 272/2017 (T2 GOAT WILLOW AND T9 MULBERRY)

RUA P/2020/0849 GRANTED 15/04/2021	, 1, OLD SCHOOL COURT, RUABON, WREXHAM, , LL14 6RJ	ESTYNIAD I'R TO / EXTENSION TO ROOF
MAR P/2020/0866 WITHDRAWN 13/04/2021	, STONEBRIDGE HOUSE, EYTON, WREXHAM, LL13 0SP, ,	CODI STABLAU, MENAGE, SHELTER CAE A FFURFIO TRAC YMARFER A PADDOCKS / ERECTION OF STABLES, MENAGE, FIELD SHELTER AND FORMATION OF EXERCISE TRACK AND PADDOCKS
BRO P/2020/0889 GRANTED 06/04/2021	, LAND ADJACENT TO 31 - 37, COED EFA, NEW BROUGHTON, WREXHAM, , LL11 6YL	ADEILADU LLEOEDD PARCIO ODDI AR Y STRYD / CONSTRUCTION OF OFF- STREET PARKING SPACES
W04000246 P/2020/0896 GRANTED 06/04/2021	Tynno Isa, Garth Trevor Road, Garth, Llangollen, Wreccsam, , LL20 7UP	ESTYNIAD CEFN DEULAWR / TWO STOREY REAR EXTENSION
WRO P/2021/0003 REFUSED 15/04/2021	, 112, NORMAN ROAD, , WREXHAM, , LL13 7BE	FFENS FFIN (YN OL DREMIOL) / BOUNDARY FENCE (IN RETROSPECT)
ROS P/2021/0005 REFUSED 15/04/2021	, COXWOOD FARM, COX LANE, ROSSETT, WREXHAM, , LL12 0BG	ADEILADU TY GWEITHIWR AMAETHYDDOL A GAREJ / CONSTRUCTION OF AGRICULTURAL WORKER'S DWELLING AND GARAGE
LLR P/2021/0010 GRANTED 15/04/2021	, BRYNTIRION, PEN Y GRAIG, QUARRY ROAD, FRONCYSYLLE, LLANGOLLEN, LL20 7RT	TROSI GOFOD LOFT YN Y GAREJ DDOMESTIG BRESENNOL I GREU ATODIAD / CONVERSION AND EXTERNAL LOFT SPACE IN EXISTING DOMESTIC GARAGE TO CREATE ANNEXE
WRO P/2021/0011 REFUSED 15/04/2021	, 30, TOWN HILL, , WREXHAM, , LL13 8NB	FFENESTRI A DRYSAU NEWYDD A GRISIAU ALLANOL NEWYDD (YN OL DREMIOL) / NEW EXTERNAL STAIRCASE AND REPLACEMENT WINDOWS AND DOOR (IN RETROSPECT)
MAR P/2021/0028 REFUSED 15/04/2021	, PENYLLAN FARM, WREXHAM ROAD, MARCHWIEL, WREXHAM, , LL13 0PF	CARAFAN BRESWYL (YN OL DREMIOL) / RESIDENTIAL CARAVAN (IN RETROSPECT)
LLR P/2021/0033 DISCHARGED 14/04/2021	, SUGN Y PWLL, TOWER HILL, GARTH, WREXHAM, , LL20 7YH	RHYDDHAU AMOD 15 (TIRLUNIO) O AMLINELLOL CANIATAD CYNLLUNIO P/2020/0260/ DISCHARGE OF CONDITION 15 (LANDSCAPING) OF PLANNING PERMISSION P/2020/0260

WOR P/2021/0053 GRANTED 15/04/2021	, MULSFORD COTTAGE, MULSFORD LANE, MULSFORD, SARN, WREXHAM, SY14 7LP	LLEOLI CWT BUGEILIAD I'W DDEFNYDDIO FEL LLETY GWESTAI / SITING OF SHEPHERDS HUT FOR USE AS GUEST ACCOMMODATION
RUA P/2021/0066 GRANTED 19/04/2021	THE OLD GRAMMAR SCHOOL, 8, CHURCH STREET, RUABON, WREXHAM, , LL14 6DS	CANIATAD ADEILAD RHESTREDIG AR GYFER FFENS FFIN / LISTED BUILDING CONSENT FOR BOUNDARY FENCE
RUA P/2021/0067 GRANTED 15/04/2021	THE OLD GRAMMAR SCHOOL, 8, CHURCH STREET, RUABON, WREXHAM, , LL14 6DS	FFENS FFIN / BOUNDARY FENCE
LLA P/2021/0080 REFUSED 15/04/2021	, 3, RACKERY LANE, LLAY, WREXHAM, , LL12 0PB	ESTYNIAD PORTH BLAEN AC MYNEDIAD NEWYDD I GERBYDAU / FRONT PORCH EXTENSION AND VEHICULAR ACCESS
OVE P/2021/0088 GRANTED 15/04/2021	, KNOLTON FARM, ST MARTINS ROAD, OVERTON, WREXHAM, , LL13 0LG	RHYDDHAU AMODAU 4 (ECOLEG) AC 5 (TIRLUNIO) O CANIATAD CYNLLUNIO P/2020/0357 / DISCHARGE OF CONDITIONS 4 (ECOLOGY) AND 5 (LANDSCAPING) OF PLANNING PERMISSION P/2020/0357
CEF P/2021/0090 GRANTED 15/04/2021	, OVERLEIGH FARM, BETHANIA ROAD, ACREFAIR, WREXHAM, , LL14 3UD	LLETY ATODIAD ARFAETHEDIG / PROPOSED ANNEX ACCOMMODATION
WRR P/2021/0099 GRANTED 07/04/2021	, WREXHAM DELIVERY OFFICE, 94 REGENT STREET, WREXHAM, , LL11 1AA	RHYDDHAU AMOD 4 A 8 O GANIATAD CYNLLUNIO P/2020/0598 / DISCHARGE OF CONDITION 4 AND 8 OF PLANNING PERMISSION P/2020/0598
WRR P/2021/0100 GRANTED 09/04/2021	, 1, KING STREET, WREXHAM, , LL11 1HF,	CANIATAD ADEILAD RHESTREDIG I OSOD 78 X 118 MATH O GADWRAETH FFENESTR VELUX I GOGLEDD DWYRAIN SYN'N CYFLE I ENNILL YN Y CEFN EIDDO / LISTED BUILDING CONSENT FOR THE INSTALLATION OF 78 X 118 CONSERVATION TYPE VELUX WINDOW TO NORTH EAST FACING VALLEY ROOF AT THE REAR OF PROPERTY
OVE P/2021/0102 GRANTED 07/04/2021	, A E EVANS, DISPATCH BUILDING, LIGHTWOOD GREEN, OVERTON ON DEE, WREXHAM, LL13 0HT	RHYDDHAU AMOD 4 (ECOLEG) O GANIATAD CYNLLUNIO P/2020/0655 / DISCHARGE OF CONDITION 4 (ECOLOGY) OF PLANNING PERMISSION P/2020/0655

WRA P/2021/0115 GRANTED 06/04/2021	, 83, PARK AVENUE, WREXHAM, LL12 7AW, ,	ESTYNIAD BLAEN STORI UNIGOL I GREU PORTH NEWYDD / SINGLE STOREY FRONT PORCH EXTENSION TO CREATE NEW PORCH
HAN P/2021/0124 GRANTED 20/04/2021	, ST CHADS CHURCH IN WALES VA SCHOOL, , HANMER, WREXHAM, , SY13 3DG	CANIATAD ADEILAD RHESTREGIG ARDAL EISTEDD ALLANOL / LISTED BUILDING CONSENT FOR EXTERNAL SEATING AREA
HAN P/2021/0125 GRANTED 15/04/2021	, ST CHADS CHURCH IN WALES VA SCHOOL, , HANMER, WREXHAM, , SY13 3DG	ARDAL EISTEDD ALLANOL / EXTERNAL SEATING AREA
RHO P/2021/0130 GRANTED 15/04/2021	, SUNBURY, PARK ROAD, PONCIAU, WREXHAM, , LL14 1HE	ESTYNIAD O AMGYLCH RHYFEDD UNIGOL / SINGLE STOREY WRAP AROUND EXTENSION
GWE P/2021/0131 GRANTED 15/04/2021	, EASTVIEW, SUMMERHILL ROAD, LITTLE MOUNTAIN, WREXHAM, , LL11 4SH	NEWID DEFNYDDIO UN ANNEDD I DDAU DWYRAIN / CHANGE OF USE OF ONE DWELLING INTO TWO DWELLINGS
BRO P/2021/0137 REFUSED 15/04/2021	HAPPY DAY COACHES, MILL LANE, LITTLE GREEN, BRONINGTON, WREXHAM, , SY13 3HQ	DYMCHWEL ADEILAD PRESENNOL A CHAIS AMLINELLLOL (POB MATER WEDI'I GADW HEBLAW AM FYNEDIAD) AR GYFER 9 ANNEDDAU / DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT FOR ACCESS) FOR 9 DWELLINGS
WRR P/2021/0138 GRANTED 06/04/2021	, TY GROSVENOR, 16 GROSVENOR ROAD, , WREXHAM, , LL11 1BU	FFENIS FFIN / BOUNDARY FENCE
GRE P/2021/0139 GRANTED 15/04/2021	, BEECHMOUNT, MARFORD HILL, MARFORD, WREXHAM, , LL12 8SW	DYMCHWEL ESTYNIAD PRESENNOL AC ETHOLIAD ESTYNIAD NEWYDD, AILGYLCHU 5 FFENESTRI MEWN DWELL PRESENNOL / DEMOLITION OF EXISTING EXTENSION AND ERECTION OF NEW EXTENSION, REPLACE 5 WINDOWS IN EXISTING DWELLING
SES P/2021/0146 GRANTED 15/04/2021	, 2, IVY COTTAGES, KILN LANE, CROSS LANES, WREXHAM, LL13 0TG	ESTYNIAD BLAEN / FRONT EXTENSION
MAR P/2021/0155 GRANTED 15/04/2021	, LATCHETS, COCK BANK LANE, OFF OVERTON ROAD, MARCHWIEL, WREXHAM, LL13 0SU	CADWRAETH DEWISOL A LLEOLIAD GYDA SUNROOM AR ETHOLIAD OCHR / DEMOLISH CONSERVATORY AND REPLACE WITH SUN ROOM ON SIDE ELEVATION

GWE P/2021/0160 GRANTED 15/04/2021	, 17, PARK HILL AVENUE, GWERSYLLT, WREXHAM, , LL11 4RQ	ESTYNIAD OCHR A CEFN UNLLAWR / SINGLE STOREY REAR AND SIDE EXTENSION
ESC P/2021/0171 GRANTED 15/04/2021	, X GAS, COLLIERY ROAD, RHOSTYLLEN, WREXHAM, , LL14 4EG	ESTYNIAD OCHR LLAWR CYNTAF AC ADDASIADAU / FIRST FLOOR SIDE EXTENSION AND ALTERATIONS
WRA P/2021/0185 GRANTED 15/04/2021	, 45, JEFFREYS ROAD, WREXHAM, , , LL12 7PD	PORTH BLAEN A ESTYNIAD CEFN / FRONT PORCH AND REAR EXTENSION
CEF P/2021/0186 GRANTED 15/04/2021	, LAND OFF, CHAPEL STREET, ACREFAIR, WREXHAM, , LL14 3TB	AMRYWIO AMODAU 2 A 3 O P/2017/1056 I YMESTYN YR AMSER AR GYFER CYCHWYN / VARIATION OF CONDITONS 2 AND 3 OF P/2017/1056 TO EXTEND THE TIME FOR COMMENCEMENT
WRC P/2021/0187 GRANTED 21/04/2021	THE FAT BOAR, 11, YORKE STREET, , WREXHAM, , LL13 8LW	DIANC RHAG TAN AC ADDASIADAU I DRINIAETH FFINIAU (YN RHANNOL YN OL-EDRYCH) / FIRE ESCAPE AND BOUNDARY TREATMENT ALTERATIONS (IN PART RETROSPECT)
LLA P/2021/0193 GRANTED 06/04/2021	, 10, PENDERYN WAY, LLAY, WREXHAM, , LL12 0RW	ESTYNIAD OCHR DEULAWR A ESTYNIAD CEFN UNLLAWR / TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
MAE P/2021/0202 GRANTED 25/03/2021	, HILL FARM, BREADEN HEATH, WHITCHURCH, SHROPSHIRE, , SY13 2LQ	CAIS AM HYSBYSIAD BLAENOROL ADEILAD AMAETHYDDOL FRAMEDIG AR GYFER STORIO HAY A STRAW / APPLICATION FOR PRIOR NOTIFICATION OF STEEL FRAMED AGRICULTURAL BUILDING FOR STORAGE OF HAY AND STRAW
WRC P/2021/0205 GRANTED 15/04/2021	, FORMER RED DRAGON INN, PRINCE CHARLES ROAD, WREXHAM, , , LL13 8YB	CODI TOTEM A LLEOLI ALLANOL LOCERI TOTEM / ERECTION OF TOTEM AND SITING OF EXTERNAL LOCKERS
WRC P/2021/0206 GRANTED 15/04/2021	, 1 - 3 PRINCE CHARLES ROAD, WREXHAM, , , , LL13 8YB	CANIATAU HYSBYSEB AR GYFER ARWYDDION FASCIA, ARWYDD ARWYDD A ARWYDDION CYFANSWM / ADVERTISEMENT CONSENT FOR FASCIA SIGNS, HANGING SIGN AND TOTEM SIGN
WRR P/2021/0210 GRANTED 15/04/2021	, UNIT 7, HENBLAS STREET, WREXHAM, , , LL13 8AE	NEWID DEFNYDD O DDOSBARTH A1 I DDOSBARTH A2 / CHANGE OF USE FROM CLASS A1 TO A2

BRN P/2021/0214 GRANTED 12/04/2021	, MOSS HOUSE, FENNS BANK ROAD, BRONINGTON, WHITCHURCH, , SY13 3PD	DARPARU AMOD 04 (CYNLLUN CADWRAETH) CANIATAD CYNLLUNIO P/2020/0747 / DISCHARGE OF CONDITION 04 (CONSERVATION PLAN) OF PLANNING PERMISSION P/2020/0747
WRR P/2021/0216 GRANTED 08/04/2021	, 3, HENBLAS STREET, , WREXHAM, , LL13 8AE	DARPARU AMOD 03 (AWYRTHU) CANIATAD CYNLLUNIO P / 2019/0753 / DISCHARGE OF CONDITION 03 (VENTILATION) OF PLANNING PERMISSION P/2019/0753
LGC P/2021/0220 GRANTED 15/04/2021	, TYN Y BERLLAN, PANDY, LLANGOLLEN, LL20 7NT, ,	CYFLWYNO I DDAU UNED (GADAEI GWYLIAU / PRESWYL) AC STAIRCASE ALLANOL (YN RHAN ADFER) / SUBDIVISION INTO TWO UNITS (HOLIDAY LET / RESIDENTIAL) AND EXTERNAL STAIRCASE
SES P/2021/0222 GRANTED 26/03/2021	, REDWOOD HOUSE, OVERTON ROAD, MARCHWIEL, WREXHAM, , LL13 0TE	CODI VERANDA I OCHR EIDDO / ERECTION OF VERANDA TO SIDE OF PROPERTY
GRE P/2021/0224 GRANTED 20/04/2021	, 69, STANCLIFFE AVENUE, MARFORD, WREXHAM, , LL12 8LN	ESTYNIADAU OCHR LLAWR CYNYAF / FIRST FLOOR SIDE EXTENSIONS
WRA P/2021/0236 GRANTED 22/04/2021	, 25, BOX LANE, WREXHAM, , , LL12 8BY	DYMCHWEL CADWRAETH PRESENNOL AC ETHOLIAD ESTYNIAD CEFN STORI SENGL / DEMOLITION OF EXISTING CONSERVATORY AND ERECTION OF SINGLE STOREY REAR EXTENSION
WRA P/2021/0252 GRANTED 15/04/2021	, 1, BELFRY CLOSE, WREXHAM, , , LL13 9GU	ESTYNIAD FFENESTRI BAE A PHORCH I FLAEN DWELL / BAY WINDOW AND PORCH EXTENSION TO FRONT OF DWELLING
ROS P/2021/0253 GRANTED 15/04/2021	, THE OLD SCHOOL HOUSE, BURTON GREEN, ROSSETT, WREXHAM, , LL12 0AW	ESTYNIAD CEFN LLAWR CYNTAF A GATE MYNEDIAD NEWYDD / FIRST FLOOR REAR EXTENSION AND NEW ENTRANCE GATE
ISY P/2021/0254 GRANTED 06/04/2021	, TY Y MAES, BOWLING BANK, ISYCOED, WREXHAM, , LL13 9RR	DARPARU AMOD 04 (ECOLEG) CANIATAD CYNLLUNIO P/2020/0802 / DISCHARGE OF CONDITION 04 (ECOLOGY) OF PLANNING PERMISSION P/2020/0802

CEF P/2021/0264 GRANTED 19/04/2021	, GWYNANT, PLAS MADOC, ACREFAIR, WREXHAM, , LL14 3HG	DIWYGIO DEUNYDD DEUNYDDOL I GANIATAD CYNLLUNIO P/2019/0369 - CYNLLUNIAU LLAWR A PHLEIDLEISIAU CYFLEOEDD 5-8 / NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0369 - FLOOR PLANS AND ELEVATIONS PLOTS 5-8
SES P/2021/0280 GRANTED 15/04/2021	, LAND WEST OF, BEDWELL ROAD, CROSS LANES, WREXHAM, , LL13 0TR	DARPARU AMOD 03 (DEUNYDDIAU SY'N CODI) CANIATAD CYNLLUNIO P/2018/0138 / DISCHARGE OF CONDITION 03 (ROOFING MATERIALS) OF PLANNING PERMISSION P/2018/0138
WRC P/2021/0281 GRANTED 15/04/2021	, 153, KINGSMILLS ROAD, , WREXHAM, , LL13 0NS	TRAWSNEWID GAREJ I ANNEX CONVERSION OF GARAGE TO ANNEXE
SES P/2021/0287 GRANTED 26/04/2021	, LAND TO THE NORTH AND WEST OF, MAELOR GAS WORKS, CROSS LANES, WREXHAM, , LL13 0UW	DIWYGIO DEUNYDD DEUNYDDOL I DILEU AMODAU 08 (ADRODDIAD GWERTHUSO) A 09 (MONITRO A CHYNNAL A CHADW TERM HIR) CANIATAD CYNLLUNIO P/2019/0440 / NON MATERIAL AMENDMENT TO REMOVE CONDITIONS 08 (VERIFICATION REPORT) AND 09 (LONG TERM MONITORING AND MAINTENANCE) OF PLANNING PERMISSION P/2019/0440
RHO P/2021/0298 GRANTED 26/04/2021	, LAND AT, HAND LANE, PONCIAU, WREXHAM, , LL14 1ET	DIWYGIO AN-DEUNYDDOL I GYMERADWYO MATERION CADARNHAU P/2019/0380 - LEFELAU LLAWR GORFFENNOL DIWYGIEDIG / NON-MATERIAL AMENDMENT TO RESERVED MATTERS APPROVAL P/2019/0380 - AMENDED FINISHED FLOOR LEVELS
ROS P/2021/0299 GRANTED 12/04/2021	, WELLFIELD HOUSE, DARLAND LANE, ROSSETT, WREXHAM, , LL12 0BB	DIWYGIAD AN-DEUNYDDOL I GANIATAD CYNLLUNIO P/2019/0946 - PORCH DIWYGIEDIG / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0946 - AMENDED PORCH
WRA P/2021/0312 GRANTED 15/04/2021	, 14, ST MELLION CRESCENT, WREXHAM, , , LL13 9GZ	ESTYNIAD DIDDORDEB BLAEN LLAWR CYNTAF I GANIATAD CYNLLUNIO P /2020/0706 - DYLUNIO ROOF DIWYGIEDIG / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2020/0706 - AMENDED ROOF DESIGN