

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	TERRI ANNE CROSS WATKIN JONES HOMES	Code Number	LLA P/2021/0384
Agent	DLP PLANNING LTD MARIANNE MCCALLUM GROUND FLOOR V1 VELOCITY TENTER STREET SHEFFIELD S1 4BY BS1 3DJ	Date Received	16/04/2021 26/07/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, BRITISH LEGION SOCIAL CLUB, WATTS DYKE, LLAY, WREXHAM, , LL12 0RL

Description of application

CYMERADWYO MATERION CADARNHAU SY'N BERSONOL I GANIATAU CYNLLUNIO AMLINELLOL P / 2018/0933 (YMDDANGOSIAD, TIRLUNIO, LLYTHYR A GRADDFA) - CODI 51 DWELL / APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0933 (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) - ERECTION OF 51 DWELLINGS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on and in accordance with the conditions attached to that permission

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

Revision	Date	Description of Decision
0	26/07/2021	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in accordance with the following drawings:
 - i. 102 Revision A

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- ii. 201 Revision A
 - iii. WJ/RBL/MP/01 Revision C
 - iv. WJ/RBL/PSL/01 Revision P10
 - v. WJ/RBL/PSS/02
 - vi. WJ/HTS/HT/3B936/01 Revision P1
 - vii. WJ/HTS/HT/3B936/02 Revision P1
 - viii. WJ/HTS/HT/3B936G/03 Revision P1
 - ix. WJ/HTS/HT/3B936G/04 Revision P1
 - x. WJ/HTS/HT/3B983/01 Revision P1
 - xi. WJ/HTS/HT/4B1202/01 Revision P1
 - xii. WJ/HTS/HT/4B1328/D Revision P1
 - xiii. WJ/HTS/HT/2B735/02 Revision P1
 - xiv. WJ/HTS/HT/3B856/01 Revision P1
 - xv. WJ/HTS/HT/3B856/02 Revision P1
 - xvi. WJ/HTS/HT/3B895/01 Revision P1
 - xvii. WJ/HTS/HT/3B895/02 Revision P1
 - xviii. WJRBL/PBTP/01 Revision A
2. No facing or roofing materials shall be used other than materials matching those specified on drawing no. WJ/RBL/MP/01 Revision C and in External Finishes Schedule reference EFS 001 v1.
 3. The hard and soft land landscaping shall be fully implemented in strict accordance with approved drawings nos. 102 Revision A, 201 Revision A and WJRBL/PBTP/01 Revision A to the following timescales:
 - i. Hard and soft landscaping for each plot shall be carried out in full prior to the occupation of that plan;
 - ii. Soft landscaping located outside of the curtilages of individual plots shall be undertaken not later than the first planting season (November to March) or seeding season (April to September) following the first occupation of the 51st plot.
 4. The vehicular parking and turning areas as shown on approved drawing(s) No(s). WJ/RBL/PSL/01 Revision P10 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.

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5. The development shall be carried out in strict accordance with section 5.00 SOUND ATTENUATION SCHEME PROPOSALS of the Environmental Noise Solutions Noise Image Assessment reference NIA/9613/21/96/21/v3 Llay dated 9 July 2021.

6. The development shall be carried out in strict accordance with the Section 3.0 METHOD STATEMENT FOR INVASIVE SPECIES REMOVAL & RISK ASSESSMENT of the Cheshire Ecological Services Biosecurity Risk Assessment reference CES:750.052/06-21/KM dated June 2021.

7. The development shall be carried out in strict accordance with Section 6.0 IMPLICATIONS & RECOMMENDATIONS of the Cheshire Ecological Services Bat Survey reference CES:750.052/06-21/LO dated June 2021

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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 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

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

6. To control the spread of an invasive species in accordance with policy GDP1 of the Wrexham Unitary Development Plan

7. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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In the interests of safety you are advised to consider erecting a means of enclosure around the surface water drainage basin adjacent to plots 37, 38, 39 and 40



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

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

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