

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

Applicant MR & MRS DAVENPORT
Agent FORGE PROPERTY
CONSULTATIONS
MISS CHRISSIE ROWLANDS
LANE END
TEDSMORE ROAD
WEST FELTON
OSWESTRY
SY11 4ER

Code No CHI P/2018/0056
Date Received 24/01/2018
Decision Date 03/04/2018

Town and Country Planning Act, 1990

Location of application

SITE OF OLD FIRE STATION AND FORMER CHAPEL, BRONYWAUN,
COLLIERY ROAD, CHIRK, WREXHAM, LL14 5PR

Description of application

APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE
ERECTION OF A MAXIMUM OF 8 NO. RESIDENTIAL PROPERTIES

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

EC11	Archaeology
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	03/04/2018	Planning permission issued

**Particulars of decision that Outline Planning Permission be GRANTED
Subject to the following:-**

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 layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the means of access to the site and building(s)
 - e. the landscaping of the site.

Applicant	MR & MRS DAVENPORT	Code No	CHI P/2018/0056
Agent	FORGE PROPERTY CONSULTATIONS MISS CHRISSIE ROWLANDS LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SY11 4ER	Date Received	24/01/2018
		Decision Date	03/04/2018

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 hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

4. The details submitted in respect of condition 01 shall include 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.

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

6. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures with Regards to Great Crested Newts

Applicant	MR & MRS DAVENPORT	Code No	CHI P/2018/0056
Agent	FORGE PROPERTY CONSULTATIONS MISS CHRISSIE ROWLANDS LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SY11 4ER	Date Received	24/01/2018
		Decision Date	03/04/2018

(GCN) contained in the Protected Species Surveys at The Old First Station Colliery Road, Chirk, Wrexham completed on 30.9.2017 by Michael Worsfold and Susan Worsfold.

7. This permission provides for a maximum of 8 no. dwellings.

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 ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
5. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system.
6. In order to protect wildlife interests, which are afforded special protection.
7. To define the scope of the planning permission

Note(s) to applicant

The 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

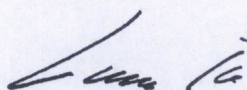
Applicant MR & MRS DAVENPORT

Code No CHI P/2018/0056

Agent FORGE PROPERTY
CONSULTATIONS
MISS CHRISSIE ROWLANDS
LANE END
TEDSMORE ROAD
WEST FELTON
OSWESTRY
SY11 4ER

**Date
Received** 24/01/2018

**Decision
Date** 03/04/2018



**Officer Appointed for this purpose
Head of Environment and Planning**

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