

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 CHRIS DAVIES	Code Number	RUA P/2019/0018
Agent	BLUEPRINT LTD MR DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	14/01/2019
		Decision Date	30/09/2019

Town and Country Planning Act, 1990

Location of application

MAESYLLAN FARM, MAES Y LLAN LANE, RUABON, WREXHAM,
LL14 6AD

Description of application

SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2016/1164 - LAYOUT, SCALE, APPEARANCE, ACCESS AND LANDSCAPING FOR RESIDENTIAL DEVELOPMENT (ERECTION OF 8 NO. DWELLING)

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. P/2016/1164 Granted on 21/08/2018 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:-

GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	30/09/2019	Reserved matters approval issued
1	28/4/2021	P/2021/0397 Discharge of condition 2 approved

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

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1. All works in relation to the implementation of the permission including deliveries to and or leaving the site shall be undertaken only between the hours of 07.30 - 18.00 Monday to Friday.

2. Prior to their use on the development samples of all external facing and roofing 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.

Date Approved: 28/4/2021 **Reference Number:** P/2021/0397

By: Wrexham County Borough Council

Approved Details: Details of facing bricks and roofing tiles

3. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out and a detailed scheme of noise attenuation and or noise insulation measures have been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

4. Prior to first use of the development hereby approved, the vehicular access shall provide visibility splays of 2.4m x 25m 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 obstruction to the first occupation / use of the development.

5. The development shall only be carried out in strict accordance with the details shown on the approved drawings numbered:-

D097/012 - Planning Highway Plan

D097/011 - Planning Site and Location Plan

D097/010 - Residential development at Maes y Llan Lane, Ruabon - Garage

D097/009 - Planning - Plots 7-8

D097/008 - Planning - Plots 5-6

D097/007 - Planning - Plots 3-4

D097/006 - Planning - Plot 2

D097/005 - Planning - Plot 1

and contained within the application documentation.

Reason(s)

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1. In the interests of nearby residential amenity.
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. In the interests of residential amenity.
4. In the interests of highway safety.
5. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 21 August 2023.



**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