

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	WREXHAM COUNTY BOROUGH COUNCIL	Code Number	RHO P/2020/0646
Agent	ELLIS WILLIAMS ARCHITECTS MRS DENSIE GIBLIN WELLFIELD BUSINESS PARK CHESTER ROAD MURDISHAW PRESTON BROOK WA7 3BA	Date Received	06/10/2020
		Decision Date	30/04/2021

Town and Country Planning Act, 1990

Location of application

, LLYS Y MYNYDD, HALL STREET, RHOSLLANERCHRUGOG, WREXHAM,
, LL14 2LN

Description of application

AIL FODELU AC ADNEWYDDU TAI CYSGODOL I DDARPARU LLETY
BYWOLIAETH ANNIBYNNOL / REMODEL AND REFURBISHMENT OF
EXISTING SHELTERED HOUSING SCHEME TO PROVIDE INDEPENDENT
LIVING APARTMENTS

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
H11	Residential and nursing homes

Revision	Date	Description of Decision
0	30/04/2021	Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:100 Proposed Level 00 Rev P5, 1:100 Proposed Level 01 Rev P4, 1:00 GF Demolition Plan Rev P3, 1:100 Proposed Elevations Sheet 1 Rev P5, 1:100 Proposed Elevations Sheet 2 Rev P4, 1:100 FF Demolition Plan Rev P3, 1:150 Proposed Site Plan

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Rev P1, 1:100 Roof Plan Rev P2 and as contained within the application documentation.

3. 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.

4. Notwithstanding the approved plans, the finish of all external windows and doors shall be submitted to and approved in writing by the LPA. The development shall be carried out in strict accordance with such details as are approved.

5. No part of the development shall commence until full details of a hard and soft landscaping scheme including all boundary treatments together with a five year Maintenance Plan and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

6. The landscaping scheme submitted and approved in connection with condition no. 05 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. No surface water from any increase in the roof area of the building /or impermeable surfaces within the site curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

8. Prior to commencement of development:

a) A scheme of intrusive site investigations shall be carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, shall be implemented on site in full.

9. Prior to first occupation of the development hereby approved, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

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10. Prior to first use of the development hereby approved, the vehicular accesses shall provide visibility splays of 2.0m 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 1m in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

11. 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.

12. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

13. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:150 Proposed Site Plan Rev P1 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.

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.
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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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with UDP Policy EC13.

8. To ensure that the site is made safe and stable for the development proposed in accordance with Planning Policy Wales paragraph 6.9.25.

9. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigation measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraph 6.9.25 of Planning Policy Wales.

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

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

13. 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

Note(s) to applicant

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic

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landscape features to be retained/improved.

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.

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.

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(s). @@.

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Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.



**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