

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 R PETERS	Code No	WOR P/2021/0151
Agent	SANDRA LEA MURRAY CROSS COTTAGE CASTLE STREET HOLT WREXHAM LL13 9YL	Date Received	17/02/2021
		Decision Date	15/04/2021

Town and Country Planning Act, 1990
Section 73

Location of application

WALLINGTON COTTAGE, WALLINGTON LANE, WORTHENBURY,
WREXHAM, LL13 0AL

Description of application

AMRYWIO AMODAU 3 (DEUNYDDIAU) A 7 (TIRLUNIO) O GANIATAD
CYNLLUNIO WOR 21532 / VARIATION OF CONDITIONS 3 (MATERIALS)
AND 7 (LANDSCAPING) OF PLANNING PERMISSION WOR 21532

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

Revision	Date	Description of Decision
0	15/04/2021	Planning permission issued

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

Condition(s)

1. The development hereby granted shall be carried out strictly in accordance with the amended elevation drawing No. 5296/L (2) Rev B and laid out as indicated on site layout drawing no. 5269/L(9) 01 Rev B, approved as part of planning permission ref: WOR 21534.
2. Prior to their use on the development samples of all external facing and roofing materials, including the facing brickwork for the front boundary wall, 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.
3. The existing dwelling shall be demolished and the materials cleared from site prior to the residential occupation of the development.

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4. Visibility splays indicated on the approved plans (35 metres in a south easterly direction and 50 metres in a north westerly direction) shall be provided prior to the first occupation of the dwelling hereby granted.

5. Nothing shall be erected or allowed to grow within the visibility splays marked on the approved plans to a height exceeding 1.05 metres above the level of the adjoining carriageway.

6. Prior to first use of the 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. The positions, heights and materials to be used for any fencing or walls to be erected shall also be described.

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

8. The planting scheme implemented in connection with condition no. 7 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

9. No extension or addition to the dwelling hereby granted shall be erected or constructed without the permission of the Council.

Reason(s)

1. To ensure that the development is carried out only in accordance with the terms of this permission.

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 the original dwelling is not reoccupied and in the interests of visual amenity.

4. In the interests of highway safety.

5. In the interests of highway safety.

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.

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8. 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.

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

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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

It is essential that any cesspit is installed correctly. Incorrectly maintained cesspools can cause pollution by contamination the ground, groundwater and, sometimes surface water. Any damage to the fabric of the cesspool, such as cracks or holes, is difficult to detect but needs to be rectified immediately in order to prevent pollution. The cesspit should meet the requirement of British Standard BS 6297. It should be fitted with a level warning device to indicate when the tank needs emptying.

The Applicant is advised that to operate a private sewerage system, you will need to apply for an environmental permit or register an exemption with Natural Resources Wales (NRW). It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible).

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The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.



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