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Tuesday, 27 October 2020
Annette Sellwood
01978 292242
annette.sellwood@wrexham.gov.uk

Dear Councillor

You are requested to attend a **VIRTUAL MEETING** of the **PLANNING COMMITTEE** of **Wrexham County Borough Council** to be held on **MONDAY, 2 NOVEMBER 2020** at **4.00 pm** for the transaction of the business specified in the Agenda overleaf.

Yours faithfully

Sioned Wyn Davies
Prif Swyddog Llywodraethu a Chwsmeriaid
Chief Officer Governance & Customer

WEBCASTING NOTICE

This meeting may be filmed for live and/or subsequent broadcast or may be used for training purposes within the Council. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the record will be archived for future viewing.

Public participants are generally not filmed. However, by joining the Meeting you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes.

If you have any queries regarding this, please email Committee Services at committees@wrexham.gov.uk.

A G E N D A

1 Apologies for Absence

2 Confirmation of Minutes

To sign as a correct record the Minutes of the Meeting held on Monday, 5 October 2020. *(Pages 5 - 10)*

3 Declarations of personal interests, if any

Members are reminded of their responsibility, under Paragraph 11 of the Members' Code of Conduct, to declare the existence and nature of any personal interest in respect of any of the business to be transacted at this meeting

4 Development Control Application

To consider the report of the Chief Officer Planning and Regulatory (COPR/11/20) *(Pages 11 - 12)*

4 APPLICATION NO: P/2020 /0108 - CAR PARK OF FORMER BLACK HORSE INN TOP ROAD, SUMMERHILL, WREXHAM LL11 4TA

(Pages 13 - 24)

4 APPLICATION NO: P/2020 /0203 - FORMER STORAGE BARN AT QUARRY OFF WESLEY ROAD, RUTHIN ROAD, BWLCHGWYN, WREXHAM, LL11 5UY

(Pages 25 - 30)

4 APPLICATION NO: P/2020 /0207 - LAND AT THE COTTAGE GARTH ROAD, GARTH, LLANGOLLEN, WREXHAM, LL20 7UR

(Pages 31 - 38)

4 APPLICATION NO: P/2020 /0220 - LAND AT FIELD PARCEL 4504, BRONWYLFA ROAD, ABEROER, WREXHAM, LL14 4ND

(Pages 39 - 42)

4 APPLICATION NO: P/2020 /0229 - ROWAN FOODS LTD OSCAR MAYER LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UG

(Pages 43 - 60)

4 APPLICATION NO: P/2020 /0306 - 38 TO 41 HIGH STREET, WREXHAM, LL13 8HY

(Pages 61 - 68)

4 APPLICATION NO: P/2020 /0307 - 38 TO 41 HIGH STREET, WREXHAM, LL13 8HY

(Pages 69 - 82)

4 Delegated Decisions

(Pages 83 - 98)

5 Any other items which the Chair decides are urgent

TO: MEMBERS OF THE PLANNING COMMITTEE

Councillor	Bryan Apsley	Councillor	Beverley Parry-Jones
"	I David Bithell, MBE	"	Paul Pemberton
"	Dana Davies	"	John Phillips
"	Michael Dixon (Vice-Chair)	"	Ronnie Prince
"	Frank Hemmings	"	Paul Roberts
"	Gwenfair Jones	"	Paul Rogers
"	David Maddocks	"	Graham Rogers
"	Tina Mannering	"	J R Skelland
"	John McCusker	"	Andy Williams
"	M G Morris (Chair)		

This meeting will not be streamed live, but the local media will be invited to observe online. We aim to post a public recording on our website as soon as possible after the meeting.

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY, 5 OCTOBER 2020

MEMBERS

Councillor M G Morris, Chair
Councillor Michael Dixon, Vice-Chair

Councillor	Bryan Apsley	Councillor	Paul Pemberton
"	I David Bithell, MBE	"	John Phillips
"	* Dana Davies	"	Ronnie Prince
"	Frank Hemmings	"	Paul Roberts
"	Gwenfair Jones	"	Paul Rogers
"	* David Maddocks	"	Graham Rogers
"	* Tina Mannering	"	J R Skelland
"	John McCusker	"	* Andy Williams
"	Beverley Parry-Jones		

*Absent

Also Present – Councillors R Alun Jenkins and Adrienne Jeorrett

264 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Dana Davies and Tina Mannering.

265 CONFIRMATION OF MINUTES

The Minutes of the Meeting held on Monday, 7 September, 2020 were submitted.

Correction to Minutes:

Minute Number 258

4b - Application Number P/202019/0792 - Should read 'A member raised concerns in relation to drainage'.

Minute Number 259

4c - Application Number P/2020/0155 - Should read 'A member raised concerns in relation to drainage'.

RESOLVED – That subject to the above, the Minutes of the Meeting held on Monday 7 September, 2020 be signed as a correct record.

266 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

Members were reminded of their responsibility, under Article 11 of the Members'

Code of Conduct, to declare any interests in relation to any of the business to be transacted at this meeting. The following declarations were made:

Agenda Item 4e – Application Code P/2020/0374 - Councillor Michael Dixon – Applicant - Personal and Prejudicial – resides at the property. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

267 DEVELOPMENT CONTROL APPLICATION

The Chief Officer Planning and Regulatory submitted a report (COPR/10/20) to determine the listed planning applications.

268 APPLICATION NO: P/2020/0268 - 69 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LH

The Chair introduced the report and informed the committee that the observations received from the Community Council were in relation to the garage.

The Planning Control Manager explained that the area was well enclosed with boundary planting, which would be similar to a neighbouring property.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

269 APPLICATION NO: P/2020/0349 - ISCOYD COTTAGES, MANNINGS GREEN, ISCOYD, WHITCHURCH, SY13 3AT

Charlene Sussams-Lewis spoke in support of the application.

The Planning Control Manager introduced the application and informed the committee that although this was a retrospective application the works that had been carried out had significantly improved the building.

The Conservation Officer was satisfied with the improvements to the property.

The Local Member (Councillor Rodney Skelland) confirmed that he had spoken to the Chair of the Community Council and they were supportive of the application.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

270 APPLICATION NO: P/2020/0356 - THE HOLDING REDBROOK MAELOR, WHITCHURCH, SY13 3AD

The Planning Control Manager introduced the report and explained there are three elements to the application, the storage building, the stable building and the timber garage.

Bronington Community Council had raised issues in relation to the size of the agricultural holding if the applicant was to house machinery in the building.

The Planning Control Manager explained that conditions had been introduced to control the use of the site and that the site was well screened from the A525, it was therefore felt that none of the buildings would cause concern for prominence or visual impact.

The Chair raised a query in relation to Condition 6 and requested that, for the avoidance of doubt, the condition should state, that this would not allow for any commercial business including the hiring of agricultural machinery, at the site.

The Local Member (Councillor J.R. Skelland) confirmed that he didn't have any objections to the application, although it would appear that the local member had not been notified about this application.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report COPR/10/20

Amend Condition 6.

Add the following sentence. For the avoidance of doubt this does not allow for any commercial business including the hiring of agricultural machinery.

271 APPLICATION NO: P/2020/0371- 1 GODRER MYNYDD, PLAS DRAIN ROAD, PENYCAE, WREXHAM, LL14 1UL

The Planning Control Manager introduced the report.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

272 APPLICATION NO: P/2020/0374 - ADWY GRANGE, TANLLAN LANE, COEDPOETH, WREXHAM, LL11 3EL

(Members declarations of interest in relation to this item are set out in Minute 266 above).

The Planning Control Manager introduced the report and reminded Committee Members that the application only related to a glass house which would be replaced by a small extension.

A Member queried whether the proposal would meet the requirements of the UDP Policy H3 – Conversion of buildings outside settlement limit.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

273 APPLICATION NO: P/2020/0391 - LAND AT TURKEY PAPERMILL, BERSHAM ROAD, BERSHAM, WREXHAM, LL14 4HL

The Planning Control Manager introduced the report and explained that this site benefitted from planning permission which expired on 27 July 2020.

The applicant was seeking a further period of three years to allow them time to discharge the pre-commencement conditions.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

274 APPLICATION NO: P/2020/0415 - SHELLBROOK PASTURES, KNOLTON BRYN, OVERTON, WREXHAM, LL13 0LF

The Planning Control Manager introduced the report and explained that this structure was erected on land designated as an SSSI and the application was to relocate it to a more acceptable position in an adjoining field which would be less obtrusive.

NRW had not raised any objections in relation to proposed relocation of the cabin.

It would appear that the local member had not been notified about this application.

Members discussed the conditions in the report and referred to Condition 3 which stated that the shed should be used for storage purposes only.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

275 APPLICATION NO: P/2020/0416 - 9 PARKERS CLOSE, WREXHAM, LL11 2RR

The Planning Control Manager introduced the report and explained that this was an application for extension of time as initial consent had been granted in 2017.

A Member raised a query in relation to the access and The Planning Control Manager reminded the Committee that the Highway Officer, at the time had not raised any concerns in relation to highways and access.

The hours of operation were discussed and Members agreed that the applicant should be advised that the construction hours commence from 8am and not 7.30am as stated.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Officer Planning and Regulatory as set out in report (COPR/10/20).

Note to Applicant - Change the time of the fourth note on construction hours to commence from 8am and not 7.30am as stated in the note.

276 DELEGATED DECISIONS

RESOLVED – That the list of Delegated Decisions be noted.

Councillor M G Morris
Chair



AGENDA ITEM NO.4

REPORT TO:	Planning Committee
REPORT NO.	COPR/11/20
DATE:	2 November 2020
REPORTING OFFICER:	Chief Officer Planning and Regulatory
CONTACT OFFICER:	David Williams (Ext 8775)
SUBJECT:	Development Control Applications
WARD:	N/A

PURPOSE OF THE REPORT

To determine the listed planning applications.

INFORMATION

Detailed reports on each application together with the recommendations are attached.

RECOMMENDATION

See attached reports.

BACKGROUND PAPERS

None.

REPORT OF THE CHIEF PLANNING AND REGULATORY SERVICES –
DATE 2ND NOVEMBER 2020

Community	Code No	Applicant	Recommendation	
GWE	P/2020 /0108	MOSS HOMES LTD MARK WILLIAMS	GRANT	
BRY	P/2020 /0203	MR EOGHAN CARBERY	GRANT	
LLR	P/2020 /0207	MS BRONWEN ROBERTS	GRANT	
ESC	P/2020 /0220	MR MARK ROBERTS	REFUSE	
ABE	P/2020 /0229	MR RICHARD PEMBERTON	GRANT	
WRO	P/2020 /0306	CLYDESDALE PROJECT MANAGEMENT LTD MR JOHN BLANEY	GRANT	
WRO	P/2020 /0307	CLYDESDALE PROJECT MANAGEMENT LTD MR JOHN BLANEY	GRANT	

Total Number of Applications Included in Report – 7

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APPLICATION NO: P/2020 /0108	LOCATION: CAR PARK OF FORMER BLACK HORSE INN TOP ROAD SUMMERHILL WREXHAM LL11 4TA	DATE RECEIVED: 14/02/2020
COMMUNITY: Gwersyllt	DESCRIPTION: APPLICATION FOR REMOVAL / VARIATION OF CONDITIONS 2 AND 7 IMPOSED UNDER PLANNING PERMISSION P/2014/0908 TO AMEND THE APPROVED LAYOUT, ALLOW VEHICULAR ACCESS TO PLOTS 1 AND 2 TO AND TO REMOVE THE ACCESS ARRANGEMENT FOR PHOENIX COTTAGE	CASE OFFICER: MP
WARD: Gwersyllt North	APPLICANT(S) NAME: MARK WILLIAMS MOSS HOMES LTD	AGENT NAME: MTP TOWN PLANNING LTD PETER MILLER

This application was reported to Committee on the 27th of July 2020. Members deferred the application so that the applicants could be contacted and requested to give further consideration to the provision of access to 1 Phoenix Cottages.

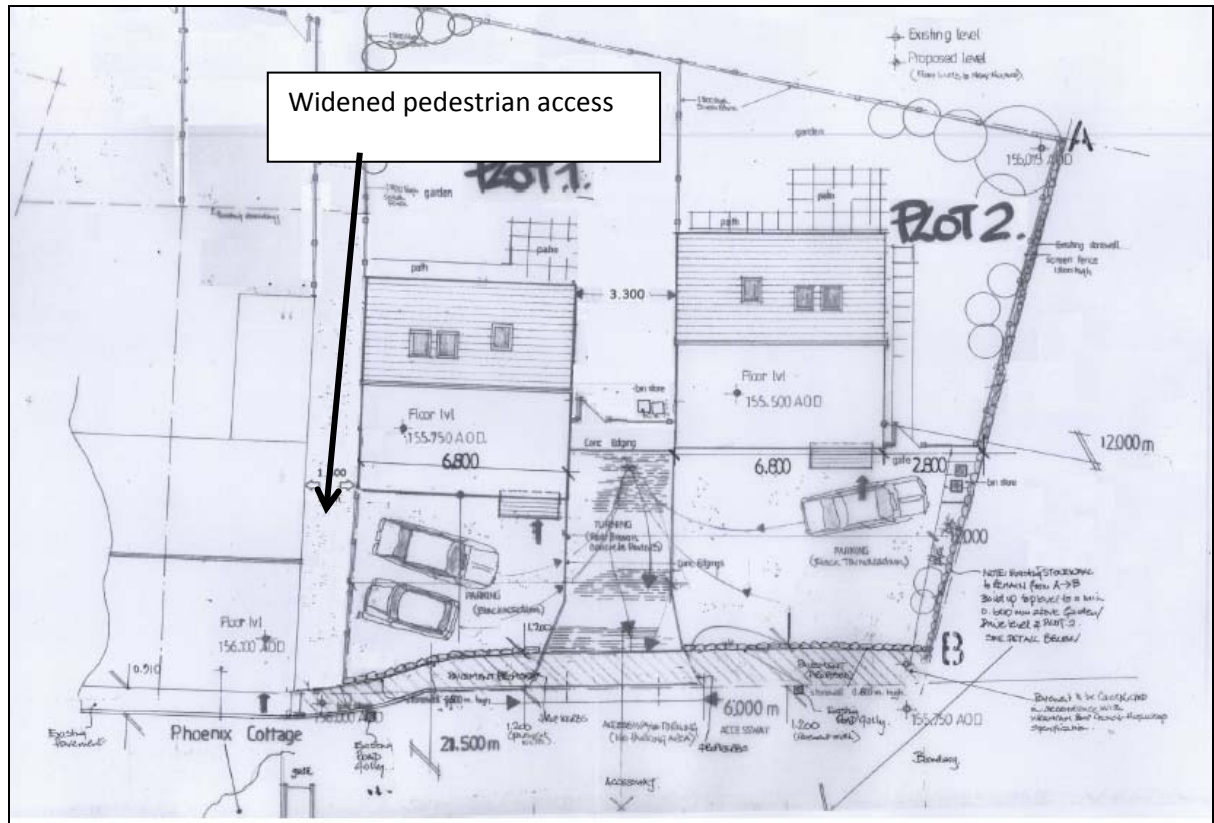
Applicant's Submission: An amended site plan has been submitted. This show the repositioning of the boundary between the northern plot (Plot 1) and no.1 Phoenix Cottage which would have the effect of increasing the width of the pedestrian access to no.1 Phoenix Cottage to 1.8m. Plot 1 has also been moved 0.3m to the north.

The Local Member and the owners/occupiers of 10 nearby properties were notified about the amendments on 21 September 2020.

The amended plan is shown below:

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Representations: 2 objections have been received expressing the following concerns:

- The land is not only used for Phoenix Cottages residents but most terrace homes along Top Road use it to park their vehicles on. There is already parking issues without more houses being built;
- The owner on no.1 Phoenix Cottage has a right of way over the car park that has been established by long usage (50 years);
- Can provide evidence he has been using the access 31 years ago with an aerial photograph from 1989 with a vehicle parked to the rear of 1 Phoenix Cottage;
- Under the Prescription Act 1832 if a person has used an access unrestricted and with or without permission of the land owner for 20 years, he has gained a right of way. The owner of 1 Phoenix Cottage has been used vehicular access over the old car park for a much longer period than 20 years. That being so, access cannot now be removed.

Discussion: The amended plans will provide for a much wider and more convenient pedestrian access no.1 Phoenix Cottage which addresses some of the concerns previously expressed. The minor change to the position of plot 1 does not materially alter its impact on the amenity of nearby occupier nor does it materially alter the appearance of the development.

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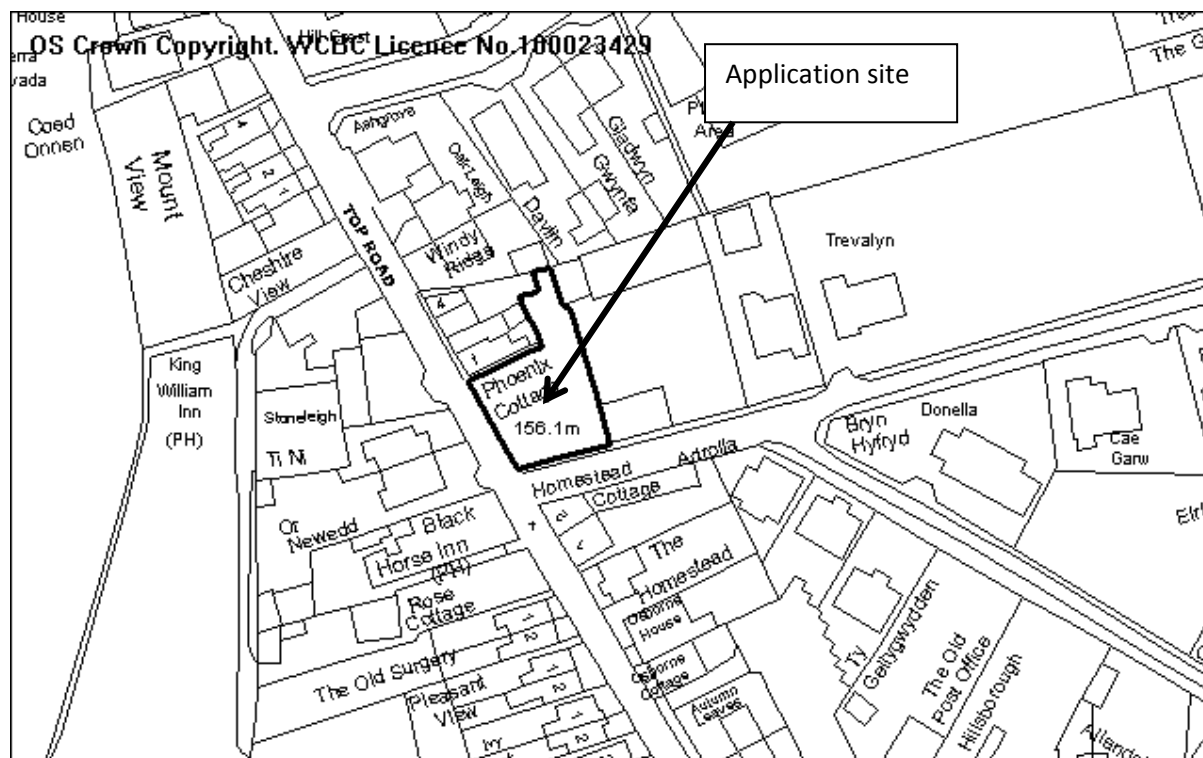
2ND NOVEMBER 2020

Whilst the plans would not provide for any vehicular access to no.1 Phoenix Cottage (or indeed other properties), this matter is addressed in my original report. I therefore remain of the opinion that there are no valid grounds to withhold planning permission.

The plans do not confirm what will happen to the land to the rear of Phoenix Cottages, however whether this remains in the applicant's ownership, is transferred or sold to the owners/occupiers of Phoenix Cottages is a private matters outside of the scope of planning control.

My original report and recommendation are included below. Condition 01 and has been amended to refer to the amended plan.

THE SITE



PROPOSAL

As above.

HISTORY

Application site

P/2014/0675 ERECTION OF THREE DWELLINGS. Refused 28.10.14

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P/2014/0908 ERECTION OF 2 NO. THREE BEDROOM DWELLINGS.
Granted 13.2.2015

P/2016/0258 APPLICATION FOR APPROVAL OF DETAILS RESERVED BY
CONDITIONS IMPOSED UNDER PLANNING PERMISSION
P/2014/0908
CONDITION 3 - EXTERNAL FACING MATERIALS
CONDITION 5 - NEW STONE WALL
CONDITION 13 AND 14 POTENTIAL CONTAMINATION AND
VERIFICATION REPORT
CONDITION 17 - NEW FOOTWAY
Approved 5.4.2016

Former Black Horse

P/2016/1153 ERECTION OF 2 NO. DETACHED DWELLINGS. Refused
9.2.2017. Allowed on appeal 18.8.2017

P/2017/0228 ERECTION OF 2 NO. DWELLINGS. Granted 2.10.2017

P/2019/0320 APPLICATION FOR NON-MATERIAL AMENDMENT TO
PLANNING APPEAL REF: H6955/A/17/3176000 (PLANNING
APPLICATION P/2016/1153) TO AMEND THE SITE LAYOUT
SCHEME TO ALLOW THE DWELLINGS TO BE IN LINE.
Refused 30.4.2019

P/2019/0349 APPLICATION FOR VARIATION OF CONDITION NOS. 2 AND
3 IMPOSED UNDER PLANNING APPEAL REF:
APP/H6955/A/17/3176000 (PLANNING REF: P/2016/1153)
RELATING TO SITE LAYOUT AND PARKING. Granted
3.6.2019

DEVELOPMENT PLAN

Within settlement. Policies GDP1, H2 and T8 apply.

CONSULTATIONS

Community Council: The Council objected to the original application
(P/2014/0908) on road safety grounds and remains
opposed to the development of this site. It does not
support the request for removal/variation of
conditions 2 and 7 as contained in the Planning
Authority's decision notice dated 13 February
2015.

Chair of Planning: Notified 17.2.2020

Local Member: Has made the following observations:

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- The proposed layout will remove access to the area of land at the rear of Phoenix Cottages, and (from the information available) apparently leave this 'land-locked' with future usage undefined.
- Although there may be no documented legal right of way to the rear of Phoenix Cottages, it's unclear whether a right of way might have been established by usage over a period of time.
- Residents living nearby have raised concerns with me about the loss of parking on that area of land, given that availability of parking in the immediate vicinity is already limited, with parking restrictions (double yellow lines) in place on the narrow road

The following additional comments have also been made:

- Planning permission for 2 detached dwellings was originally granted in February 2015 (ref P/2014/0908). That permission included conditions that would allow continued vehicular access to the land at the rear of the adjacent property, 1 Phoenix Cottages. The current application seeks to remove that access, leaving that area of land at the rear of 1 Phoenix Cottages landlocked;
- The residents of no.1 Pheonix Cottages have lived at the property since 1961. Other than for a 6 month period, they say that they have always owned a car, and had access to the land of the rear of property for parking, and pedestrian access from there to their house;
- Although there may be no right of way recorded on the register of the property, a landowner who regularly exercises a right over a period of 20 years without interruption is entitled to claim in law that they have established a right of way. Although this would be need to proven, it seems highly likely in this case that such a right has been established.
- A van that brings medical supplies to the property needs access to the rear, as the path by the side of the house is too narrow to easily bring boxes down, to block the access would create considerable difficulties;

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- The original application recognised the need for access to 1 Phoenix Cottages, and incorporated it into the plans, but the land has subsequently changed hands. The current application takes no account of this critically important issue, and for that reason, and the parking issues referred to in my previous comments, I strongly oppose the application.
- Highways: I understand that there is no lawful access through the site to Pheonix Cottage therefore I advise I do not intend to make any objection to this application on highway grounds.
- Site Notice: Expired 26.3.2020
- Neighbours: The owners/occupiers of 10 nearby properties notified 5.3.2020
- 3 objections received expressing the following concerns:
- Spiteful removal of access to no.1 Phoenix Cottages. Aerial photograph from 1967 shows a vehicle parked at the rear of 1 Phoenix Cottages;
 - 6 households park in the area, some have 2 cars that require parking;
 - Phoenix Cottages consists of 4 terrace houses which front directly onto Top Road which is double yellow lined. We are unable to park outside our homes.
 - For many years the residents of Phoenix Cottages have parked I Old Black Horse Car Park;
 - The car park isn't just used by Phoenix Cottage residents, many other residents live on Top Road also rely on the car park;
 - Loss of parking for local residents
 - Residents will need to find somewhere else to park on a road already jammed with cars. There will be more cars added to this;
 - If planning permission is granted I hope it comes with car parking for the houses first of all;
 - Recommend the Council grant a residential car park to be built to ease the pressure. A car park could be built on part of the playing field on New Road

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SPECIAL CONSIDERATIONS

Background: The application site was formerly used as a car park in conjunction with the Black House public house which was located on the land opposite. The public house has been demolished and the land it occupied benefits from planning permission for the erection of 2 dwellings.

Planning permission was first sought to develop the car park in 2014. The proposals for 3 dwellings were subsequently refused with highway safety being one of the key concerns – an objection having been received from Highways. Each of the 3 dwellings would have been provided with their own access that suffered from poor substandard visibility. There was also insufficient space for vehicles to turn within each plot prior to exiting onto the highway.

A second application was submitted in 2014 proposing only 2 dwellings, both served by a shared access in the same location as the access to the former Black Horse car park. Whilst the access also suffered from substandard visibility, the development was considered acceptable on the grounds that the proposals were unlikely to increase the amount of traffic compared to the previous use. The plans also made provision for a driveway to pass between the two dwellings and to the rear of the northern plot thus providing access to a parking and turning area to the rear of Phoenix Cottages. The submitted plans indicate that this area of land may be transferred to the ownership of no.1 Phoenix Cottages. The planning permission for the erection of 2 dwellings was secured by works that commenced in January 2020. It therefore remains extant and capable of being implemented.

Condition 02 of planning permission P/2014/0908 requires the development to be carried out in strict accordance with the approved plans, including the proposed site layout plan showing the access arrangements referred to above. Condition 07 of the same permission requires boundary fences to be erected, the position of which was determined by the provision of the access to the parking area to the rear of Phoenix Cottages. The applicant is proposing to vary the conditions and has supplied an amended plan that would no longer provide access to the rear of Phoenix Cottages via the application site.

Highway safety: I am aware that the land subject to the extant planning permission, including the area to the rear of Phoenix Cottages, is used by nearby occupiers as a parking area. Whilst noting that the area to the rear of Phoenix Cottages may have been used for in excess of 50 years, it is unclear whether parking on the public house car park itself commenced upon closure of the Black Horse or if it had also occurred beforehand.

Irrespective of when parking on any of any part of the site the land is in private ownership. Any use for access or parking by nearby occupiers would appear

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to have been entirely at the discretion of the owners of the site. Whether there are any established rights of use or access over the land is a civil/legal matter rather than a planning matter.

It must be remembered that there is and will remain an implementable planning permission to redevelop the land for housing regardless of the outcome of this application. Refusal of this application would therefore not secure the use of the land for local residents. Even if the applicants chose to defer the erection of the proposed dwellings, they could prevent access to the site by other means such as the erection of gates or bollards. Such measures would not necessarily need planning permission depending on the height of the structures used to block the access.

Whilst the plans previously approved did indicate that the land to the rear of Phoenix Cottages might be transferred to the ownership of no.1, the developer is under no legal obligation to do so. Conditions imposed upon the planning permission do not require this to occur and in any case, Circular 016/2014: The Use of Planning Conditions for Development Management advises that conditions that seek to secure the transfer of land are *ultra vires* i.e beyond the powers of local planning authority. The planning permission is also not subject to any Planning Obligation that secures the transfer of the land from the applicants to the owner of no.1 Phoenix Cottages or to any other third party.

CONCLUSION

Whilst I understand the concerns expressed by local residents and in particular the concerns expressed on behalf of the adjacent occupiers the matters fall outside of the scope of planning control to address. The development does not pose any greater risk to highway safety than could occur were the extant permission implemented or if the applicant chose to prevent access to the site by some other means. I therefore conclude the proposals accord with policy GDP1.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development shall be carried out in strict accordance with the following drawings:
 - i) Proposed General Site Layout Version 2
 - ii) Proposed Ground Floor Plan approved on 13/02/2015
 - iii) Proposed Floor Plans approved on 13/02/2015
 - iv) Proposed Elevations Plots 1 and 2 approved on 13/02/2015
2. No external facing or roofing materials shall be used on the development other than those approved on 05/04/2016 under reference P/2016/0258

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3. With the exception of those details shown on the approved plan(s) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building facing Phoenix Cottage and Homestead Cottage.
4. The new stone wall to be erected along the west and south boundaries of the site shall be erected in strict accordance with the details approved on 05/04/2016 under reference P/2016/0258
5. The new stone wall to be erected along the Top Road frontage (west boundary) of the site shall not exceed 600mm high above the nearside carriageway level of Top Road, and this wall shall be constructed of natural sandstone to match the stonework as found within the existing stone wall found along the southern edge of the site. All other sections of existing and new stone walling along the southern edge of the site as shown on the approved plans shall not exceed 900mm high.
6. The 1.8m high screen fences to be erected at the site shall be fully erected before the houses are first occupied.
7. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no gate, fence, wall or other means of enclosure shall be erected, constructed or placed in front of the forward most part of the dwelling fronting onto the highway under Class A, of Schedule 2 Part 2.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no extensions or additions to the dwelling as approved shall be erected under Class(es) A of Schedule 2 Part 1.
10. Other than those areas required for the new footway to be provided in connection with condition 15, the remaining areas for vehicular parking and turning areas as shown on the approved 'General Site Layout' plan shall be fully laid out, surfaced and drained prior to the 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 vehicles at all times.
11. The site shall be developed in accordance with the ground and/or floor levels indicated on the approved plans.
12. The development shall be carried out in strict accordance with Section 7: Conclusions and Recommendations of the Stage 2 Contamination Assessment dated October 2015 and approved on 05/04/2016 under reference P/2016/0258
13. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the

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hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

14. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

15. Prior to the first use of the development a 1.5m wide footway shall be erected along the full extent of the site frontage in strict accordance with the details approved on 05/04/2016 under reference P/2016/0258

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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.
5. 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.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to ensure that adequate access is maintained for adjacent residential property.
7. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
10. 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.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

13. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 14. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
 15. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

APPLICATION NO:
P/2020 /0203

LOCATION:
FORMER STORAGE BARN AT
QUARRY OFF WESLEY ROAD
RUTHIN ROAD BWLCHGWYN
WREXHAM
LL11 5UY

DATE RECEIVED:
24/03/2020

COMMUNITY:
Brymbo

CASE OFFICER:
MP

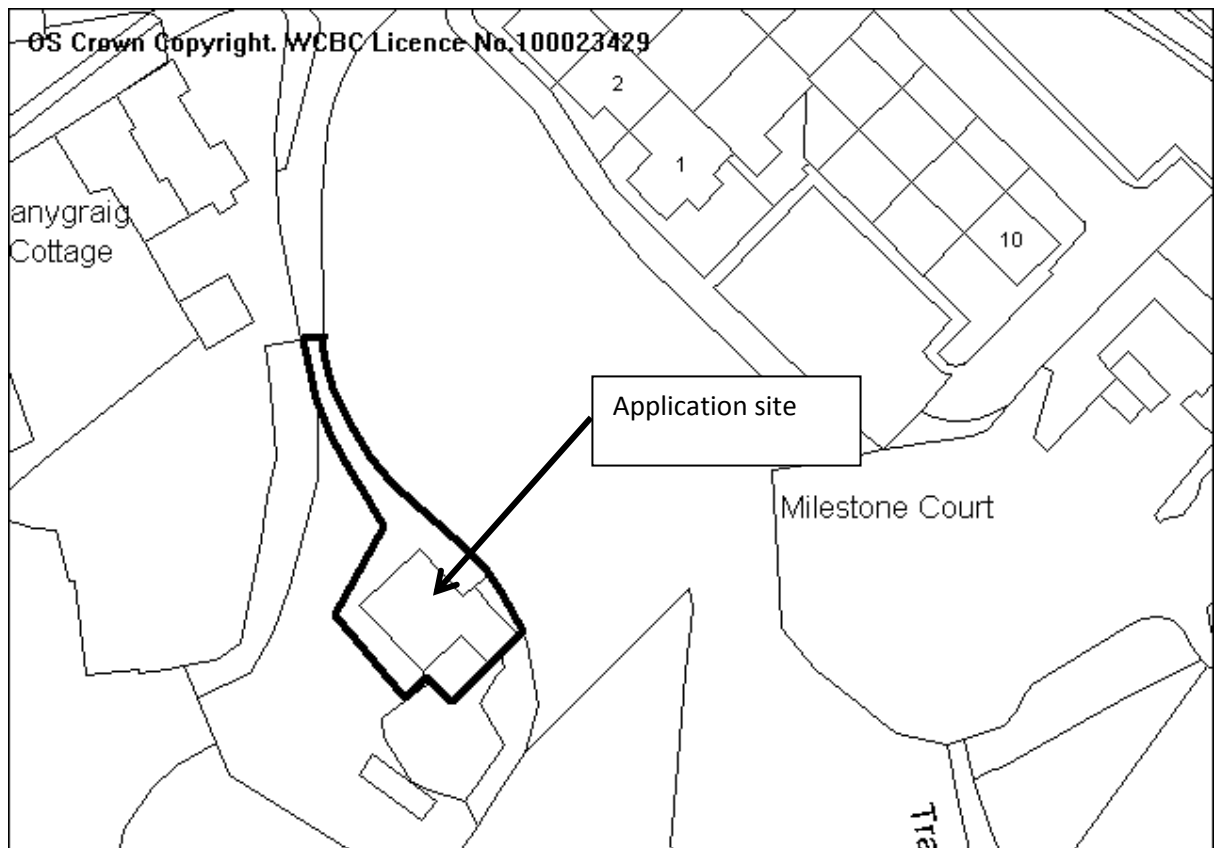
WARD:
Minera

DESCRIPTION:
TROSI YSGUBOR I ANNEDD /
CONVERSION OF BARN TO
DWELLING

AGENT NAME:
BOB DEWEY PLANNING
MR B DEWEY

APPLICANT(S) NAME:
MR EOGHAN CARBERY

THE SITE



PROPOSAL

As above.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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HISTORY

P/2003/0804 Outline application for use of quarry for 100 holiday chalets and ancillary managers office/accommodation and associated access arrangements. Refused 5.4.2004

BRY 24095 Continued use of land as four wheel drive draining facility (previously granted under code BRY 22828). Granted 11 March 1996.

BRY 22828 Use of land for four wheel drive training facility. Granted 5 December 1994.

DEVELOPMENT PLAN

Outside of settlement limit. The site is also located within a local wildlife site no. W205, Bwlchgwyn Quarry. Policies GDP1, EC6, H5 and T8 apply.

CONSULTATIONS

Community Council:	Consulted 1.7.2020
Local Member:	Notified 1.7.2020
Highways:	The site is located off an unsurfaced shared access at the southern end of an unadopted road which already serves a number of existing properties. The building previously served as an office for the Motor Sports business but this use has now ceased. Based on the assumption that the existing building would have had a previous traffic generation, I would raised no objections. There would appear to be adequate parking and turning provision.
Public Protection:	Consulted 1.7.2020
NRW:	No comments
Welsh Water:	As the applicant intends utilising a septic tank facility we would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal.
CPAT:	Recommend a condition is imposed requiring a photographic survey
Neighbours:	The owners/occupiers of 12 nearby properties notified 24.7.2020

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

5 objections received expressing the following concerns:

- Traffic;
- Land has previously been rejected for dwelling and holiday cottages. This should remain.
- Traffic has caused gravel to block up drains in Milestone Court;
- Noise from additional traffic;
- Overlooking/loss of privacy
- Site is outside of the settlement limit;
- Site is away from infrastructure designed to support dwellings;
- Policy H3 states that alternative non-residential uses must be provide inappropriate before the use can be switched to residential;
- Potential for planning to be sought for additional holiday homes;

SPECIAL CONSIDERATIONS

Policy: Policy H3 allows for the conversion of buildings in the countryside to dwellings subject to the following criteria being met:

a) in the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and

b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new dwelling; and

c) any inherent characteristics of merit in the building are retained; and

d) the proposed dwelling and the resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost; and

e) the floor plan of the existing building is sufficient to create a habitable dwelling.

The building was last used for purposes ancillary to motor sport business operated in the former Bwlchgwyn Quarry. Prior to that it is likely that the building was a workshop associated with the quarry. Part a) of the policy is therefore not applicable in this instance.

The building is in a well maintained condition and I am therefore satisfied that conversion can take place without significant re-building. The submitted plans also confirm that only minor alterations to the exterior of the building are

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

proposed in conjunction with conversion, including the re-opening of a currently bricked up window opening in the east elevation, the installation of a small window in the south elevation, two roof lights in the west facing roof slope and the installation of a flue. These changes will not materially alter the appearance of the building nor result in the building having a materially different or greater impact upon the rural landscape.

The curtilage of the building is already reasonably well defined by way of existing hard surfacing and is largely enclosed by an existing timber fence. In the context of the site and its surroundings I am satisfied the curtilage does not constitute an undesirable intrusion into the landscape.

The site is accessed by loose surfaced single track private road that extends from Milestone Court and serves two other nearby properties. It also passes the application site and ultimately also serves as access to the former quarry. Whilst noting the concerns expressed by objectors, the development is likely to generate only a modest amount of additional traffic using the track. This is unlikely to result in a significant increase in risk to existing users of the road or to the occupiers of Milestone Court beyond. Given that the access to the development and Milestone Court are both unadopted and therefore privately owned/maintained roads, issues such as the loose gravel accumulating in drains is a private matter.

The submitted plans confirm that there sufficient space for the parking and turning of 2 vehicles. Given that the property will have 2 bedrooms, this accords with the maximum standards set out in LPG16.

The building has an existing floor area of 142 square metres. This will be increased to 194 square metres by internal alterations to provide a mezzanine floor. The proposals demonstrate that the building has a floor area sufficient to create a habitable dwelling.

Amenity: The building is over 40m from the nearest dwellings, Tanygraig Cottage and no.1 Milestone Court. Whilst it occupies higher ground than both of those properties, this distance is nevertheless sufficient to ensure that the proposed residential use does not give rise to significant loss of privacy.

The volume of traffic associated with the use is unlikely to generate levels of noise to the extent of causing significant harm to the amenity of nearby occupiers.

Ecology: The building has been subject to an ecology survey which found no evidence of it being used by bats. The report does however recommend a precautionary approach when works to the building are carried out. This will be dealt with by condition.

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Despite the fact that the site lies within local wildlife site W205, it is relatively self contained. The Council's Ecologist does not object to the use and I therefore have no reason to believe that the proposed use result in significant harm to the wider local wildlife site.

CONCLUSION

I am satisfied that the proposals accord with the relevant UDP policies.

RECOMMENDATION: That permission be GRANTED

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 19/135/EO/01/rev.C Location, Block Plans, EC/05 Revision B Proposed Floor Plan, EC/07 Revision B Proposed Elevations, 19/135/EO/10 Landscape Plan and as contained within the application documentation.
3. No works shall commence until an appropriate photographic survey (equivalent to an Historic England Photographic Survey - Understanding Historic Buildings, 2016, 5.5, p.27) of the existing building/s has been carried out by an archaeological contractor, in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority. The resulting digital photographs shall be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, Coed y Dinas, Welshpool, Powys, SY21 8RP. Email: mark.walters@cpat.otg.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
4. The vehicular parking and turning areas as shown on approved drawing(s) No(s) 19/135/EO/01/rev.C 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.
5. The development shall be carried out in strict accordance with section 8: Conclusions, Impacts and Mitigation for Bats of the Clwydian Ecology Protected Species Survey dated 14 June 2020.
6. Notwithstanding the provisions of Part 1, Classes A, B, C and D of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification), no development permitted by those classes shall take place.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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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 secure a full photographic record of the original building(s) prior to alteration, conversion or demolition in accordance with Policy GDP1 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 order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To protect the countryside from inappropriate development in compliance with policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

The proposed 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

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

APPLICATION NO:
P/2020 /0207

LOCATION:
LAND AT THE COTTAGE GARTH
ROAD GARTH LLANGOLLEN
WREXHAM
LL20 7UR

DATE RECEIVED:
27/01/2020

COMMUNITY:
Llangollen Rural

CASE OFFICER:
MP

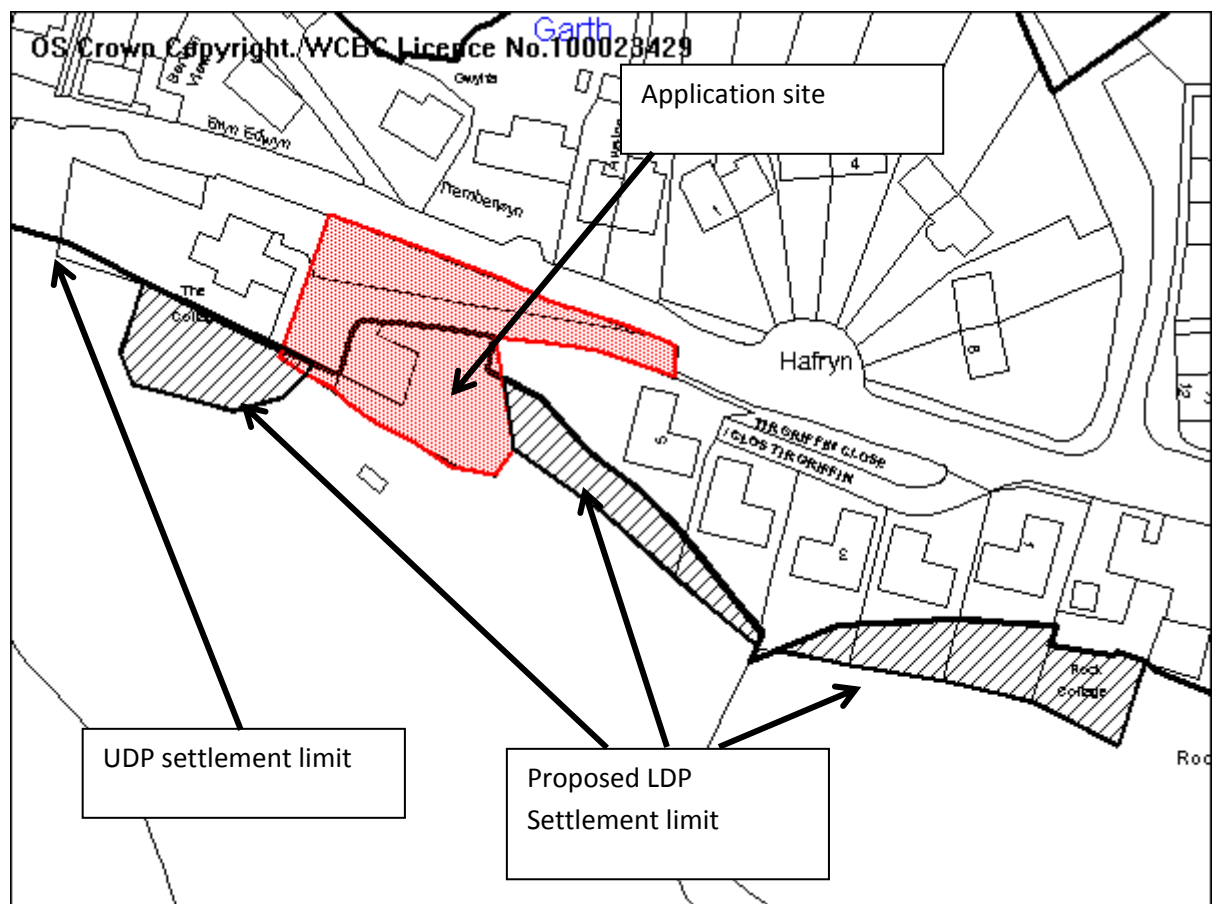
WARD:
Llangollen Rural

DESCRIPTION:
CODI ANNEDD AR WAHAN /
ERECTION OF DETACHED
DWELLING

AGENT NAME:
CITY ARCHITECTURAL
MR KEITH JONES

APPLICANT(S) NAME:
MS BRONWEN ROBERTS

THE SITE



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

PROPOSAL

This is an application for outline planning permission for a single dwelling. Approval for access is sought at this stage, with all other matters reserved for subsequent approval.

HISTORY

No recent history.

DEVELOPMENT PLAN

The majority of the application site lies within the settlement limit, however approximately 40% is situated outside of the settlement limit. The indicative plans shows the dwelling as being located on the latter area. The site also lies within the Pontcysyllte World Heritage Buffer Zone. Policies PS1, GDP1, EC11, H5 and T8 apply.

CONSULTATIONS

- | | |
|--------------------|---|
| Community Council: | Whilst the Council supports approval of the application regarding the dwelling, it does have reservations about the safety of the driveway access contained in the plans. Could modifications be made to the existing access which would better ensure highway safety? |
| Local Member: | Notified 1.7.2020. |
| Highways: | Make the following comments: <ul style="list-style-type: none">- Visibility splays of 2.4 x 43m required for any proposed access on Garth Road;- The existing access is 2.9m wide and meets Garth Road at an acute angle. Although visibility is adequate in the easterly direction it appears to be limited in the westerly direction by the existing boundary wall;- The proposed access appears to offer a significant improvement providing a wider access to accommodate two cars sitting side by side and improved geometry- Plans required to show how visibility splay will be provided. Details of the proposed gradients also need to be provided;- The layout design, drainage and construction details of any proposed retaining walls impacting on the adjoining highway will be required. |

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Public Protection:	Recommend advisory notes.
NRW:	No comments.
Welsh Water:	Drainage condition recommended.
Flood Officer:	SAB approval required.
Neighbours:	The owners/occupiers of 10 nearby properties notified 9.7.2020.

1 objection received expressing the following concerns:

- Access is onto a narrow part of the road;
- New access provides additional hazard, especially in wintery conditions;
- This stretch of road is hazardous during schools terms when there is increased pedestrian use and school run traffic;
- The site would appear to be adequately served by the existing drive;
- Require reassurance in respect of disruption, of access, control of dust, and mud.

1 representation expressing the following comments:

- There will be an impact upon my property but it should not be major;
- Would be concerned if there was any revised proposals to utilise the existing entrance and raise it to the height of Garth Road as this would have a more significant impact upon my property.

SPECIAL CONSIDERATIONS

Policy: Whilst the layout of the site is a reserved matter, the indicative plans show the proposed dwelling being situated on land outside of the settlement limit. Having regard to the position of the existing dwelling, its parking area and the driveway this is the only practical location for a dwelling to be erected on the site. I have therefore considered the application on that basis.

UDP Policy PS1 directs new residential developments to sites located within settlement limits. Policy H5 only allows small scale housing developments to take place outside of settlement limits through the conversion of suitable buildings, the subdivision of an existing dwelling, up to two dwellings on an infill plot, small scale affordable housing schemes on sites adjacent to a settlement limit and for key rural worker housing.

The provisions of policy H5 in respect of infill development located on sites in the open countryside are also now out of date in light of Planning Policy

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

Wales 10, specifically paragraph 3.56. This advises that infilling or minor extension to existing settlements may be acceptable, but new building in the open countryside away from existing settlements should be strictly controlled.

The plan at the top of the report shows site in the context of the UDP settlement limit and the LDP settlement limit. The latter is incorporates land that forms part of the domestic curtilages of properties in Tir Griffin Close to the south east as well as the applicant's existing dwelling, The Cottage to the north-west.

The application site does not project into the countryside to a significantly greater extent than the existing or proposed settlement limits. The proposed dwelling would also project no further into the countryside than the dwellings in Tir Griffin Close and would be only be modestly further to the south-west than The Cottage. Furthermore all of the application site forms part of the curtilage of the The Cottage.

There are no features on the ground to clearly distinguish where the settlement limit currently bisects the site. Indeed The Cottage and its curtilage, along with the dwellings in Tir Griffin Close clearly form part of the built up area of Garth rather than being situated in open countryside. In that regard, the proposed LDP settlement limit will be a better reflection of the boundaries of the village as they currently exist on the ground.

The forthcoming LDP identifies Garth is a Tier 5 settlement or hamlet by virtue of its lack of services and non-car modes of transport. This is reflected in the comparatively tightly drawn settlement limit. The settlement limits do significantly restrict development opportunities, but they do nevertheless exist. Development of infill plots within the settlement the settlement would be permitted by existing UDP and forthcoming LDP policies. I do not consider the erection of 1 dwelling on the application site is significantly less sustainable or more likely to promote non-car modes of transport than an equivalent sized plot within the settlement limit and as such does not contradict the reasons for Garth being identified as a Tier 5 settlement.

Taking all of the above into account, the proposal would, in my opinion, constitute both infilling and a minor extension to Garth and therefore in accordance with PPW10. I do not consider the granting of permission in this case as being likely to weaken control over development elsewhere on the edge of Garth or indeed other sites located outside of settlement limits. Each case is looked at on its own merits and the circumstances applicable here are unlikely to be replicated in many other cases elsewhere.

Visual Impact: As already mentioned above, are no features on the ground to clearly distinguish where the settlement limit bisects the site and the development would not result in a significant intrusion into the countryside. From Garth Trevor Road, only the roof top of the dwelling would be visible but

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

would be viewed in the context of the dwellings either side. Views of the site from the south would also be in the context of the dwellings either side as well as on higher ground the dwellings to the north-east. I am therefore satisfied that the proposals will not detract from the character of the immediate vicinity or be unduly prominent from more distant viewpoints

The site lies within the Pontcysyllte World Heritage Buffer Zone, however for the reasons discussed above and subject to an appropriately designed dwelling, I am satisfied the proposals will not detract from the setting of the World Heritage Site.

Residential Amenity: I am satisfied that a dwelling can be accommodated on the site in compliance with LPG21 advice in respect of no.5 Tir Griffin Close to the south-east and The Cottage to the north-west. The dwelling will (based on the indicative plans) be erected on ground that is approximately 5m below the level of Garth Trevor Road. The differences in ground level are such that a two storey dwelling could be accommodated without adverse impact to the standard of amenity afforded to the occupiers of the dwellings on the north east site of Garth Trevor Road by way of loss of light, privacy or by as a result of being overbearing.

The proposed new access would require existing ground levels to be built up. The maximum increase in ground level will be 2.6m where the proposed new access meets the highway. The new access will adjoin a short section of the north-western boundary of no. 5 Tir Griffin Close, which is built on ground that is also around 5m below the level of Garth Road. In my opinion this will not prove overbearing. The retaining structure required for the driveway will not be directly adjacent to windows serving habitable rooms and the outlook from the garden of the property is also already dominated by substantial retaining structure supporting the eastern end of the existing driveway. The additional impact of the proposals are also off-set to some extent by the fact that all vehicular and pedestrian traffic will pass adjacent to a much shorter length of the boundary of no.5 than the existing driveway. This will be of benefit to the occupiers of no.5 by reducing noise and overlooking from passing vehicles and pedestrians.

The new access will result in vehicles existing onto the highway directly opposite the dwellings Tremberwyn and Awelon. Both properties are slightly elevated relative to the highway which should assist in minimising any disturbance from headlights. The properties are also separated from the application site by Garth Road, so will already have vehicles passing close to their front boundaries. Given that the new access will serve 2 dwellings, it is unlikely that the proposals will result in an increase in traffic passing the properties to the extent that it gives rise to significant noise disturbance.

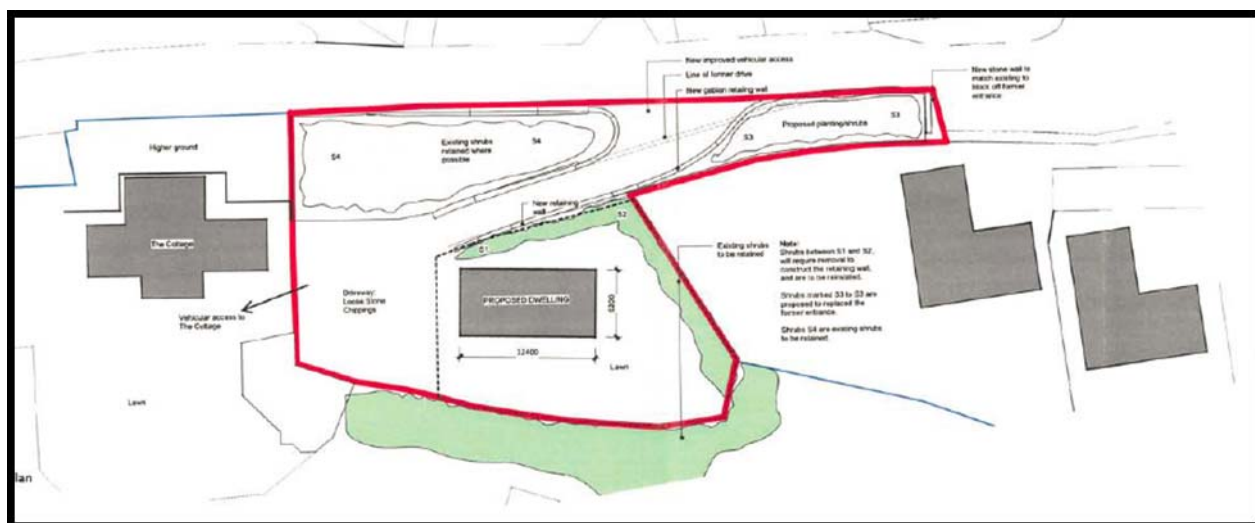
Access and parking: The existing access is severely substandard. Due to an existing 1.3m high stone wall, and The acute angle at which the access

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

meetings Garth Trevor Road means visibility is severely restricted to the north-west. The width of the access also means that there is no scope for a vehicle to enter the site whilst one is waiting to leave. Indeed this could potentially result in vehicles having to reverse out onto the carriageway. Taking all of these factors above into account, the existing access could not safely accommodate even a modest increase in traffic.

The application proposes to provide a new access 15m to the north-west – see plan below.



The access will join Garth Trevor Road at a much less severe angle, is wide enough to allow a vehicle to pull off the carriageway whilst another is waiting to exit. Subject to the existing stone boundary wall also being reduced in height to 1 metre above road level, the proposals represent a significant improvement over the existing access arrangements and would enable the modest amount of additional traffic generated by a single dwelling to be accommodated without harm to highway safety.

The proposed access arrangements will require the construction of new retaining structures to ensure that the works do not cause damage to the adjoining highway. I am not aware of any reason why such works could not be safely undertaken subject to the final design being agreed by a structural engineer. Full details of the retaining structures will be required by condition.

The application site incorporates the parking/turning area for the existing dwelling. I am however satisfied that this is sufficiently large enough that parking and turning provision for both the existing and proposed dwellings can be secured. A condition will be imposed to ensure that the need to maintain parking provision for the existing dwelling is taken into account.

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CONCLUSION

In light of paragraph 3.56 of Planning Policy Wales 10 and taking into account the context of the site, I do not consider the fact that the site lies outside of the settlement provides a valid reason to refuse planning permission in this particular case. I am also satisfied that the site can be developed without harming the character of the immediate vicinity or the wider locality, residential amenity highway safety or the setting of the World Heritage Site. In that regard the proposals accord with policies GDP1, EC11 and T8.

RECOMMENDATION: That permission be GRANTED

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 landscaping of the site
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. 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.
5. No part of the development shall commence until full details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a) all proposed retaining structures to be erected in conjunction with the formation of the new access; and
 - b) all works required adjoining the existing highway in conjunction with the formal of the new accessThe development shall thereafter be carried out in strict accordance with the details as approved.
6. Prior to the first occupation of the dwelling hereby granted planning permission, the new site access shall be laid out, surfaced and drained in

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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strict accordance with the details shown on drawings 0765/PL02/B and 0765/PL06 and the details required by condition 04.

7. Prior to the first occupation of the dwelling hereby granted planning permission the existing site access shall be permanently closed to vehicular traffic in accordance with the details shown on drawings 0765/PL02/B and 0765/PL06

8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres 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 such obstruction to visibility.

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 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 in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
 5. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 6. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
 8. 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.
-

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

APPLICATION NO:
P/2020 /0220

LOCATION:
LAND AT FIELD PARCEL 4504
BRONWYLFA ROAD ABEROER
WREXHAM
LL14 4ND

DATE RECEIVED:
25/03/2020

COMMUNITY:
Esclusham

CASE OFFICER:
MP

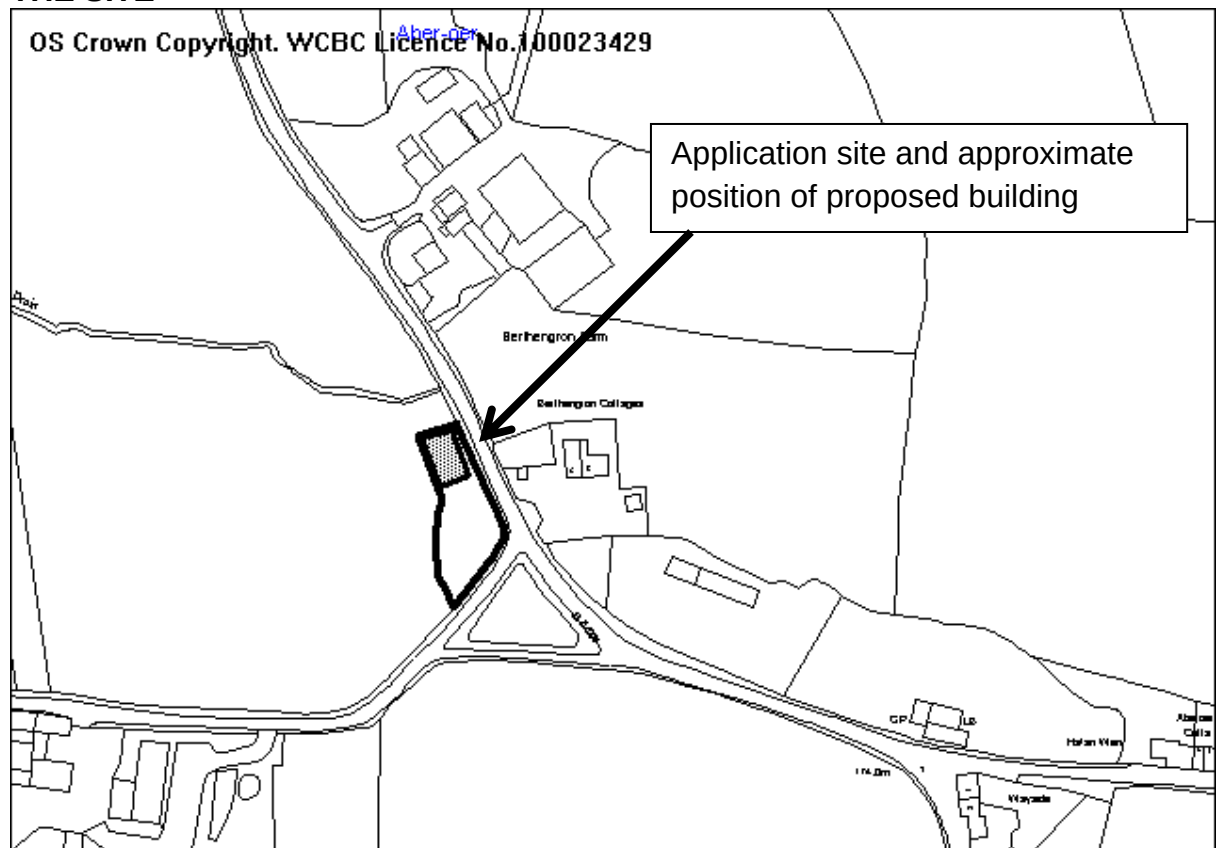
WARD:
Ponciau

DESCRIPTION:
ADEILAD AMAETHYDDOL AR
GYFER PEIRIANNAU A BWYD
ANIFEILIAID GAEAF /
AGRICULTURAL BUILDING FOR
MACHINERY AND WINTER FEED

AGENT NAME:
HUW EVANS PLANNING

APPLICANT(S) NAME:
MR MARK ROBERTS

THE SITE



REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

PROPOSAL

The proposal is for an 18m x 9m building. The building will be 6m high to the ridge.

HISTORY

P/2019/0392 Erection of proposed farm building for the storage of farm machinery and winter feed. Refused 2.12.2019

DEVELOPMENT PLAN

Outside of settlement and within Special Landscape Area. Policies GDP1, EC3, EC4 and EC5 apply.

CONSULTATIONS

Community Council:	No objection. Can it be conditioned that machinery is not moved around at unsocial hours due to nearby properties.
Cllr Pemberton:	Request that this application comes to committee on the grounds that it's subsidiary to an existing business. If planning is granted it would allow that business to grow. Also the position of the proposed building I believe is in the most suitable location on the site .We should be promoting business at this time not stifling
Councillor K Hughes:	No observations
Highways:	No comments
Public Protection:	Recommend advisory notes.
NRW:	No comments
Welsh Water:	No comments
Site Notice:	Expired 31.7.2020
Neighbours:	The owners/occupiers of 2 nearby properties notified 9.7.2020

SPECIAL CONSIDERATIONS

Background: Planning permission was refused for a nearly identical proposal in December on the grounds that the proposal represented a harmful intrusion into the rural landscape and Special Landscape Area. The rationale for the decision was that insufficient evidence had been provided to demonstrate an essential agricultural requirement.

Policy: Policy EC3 of the UDP states new farm buildings should form part of an existing farm complex. It goes on to state that isolated buildings will only

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020

be permitted in exceptional circumstances where there is an essential agricultural need and no reasonable alternatives.

The application is accompanied by a supporting statement which confirms that the applicant has a freehold for 3.9ha of land, of which 1.5ha includes the land the building is proposed to be erected on. The remainder is located on Glascoed Road near Bwlchgwyn. The applicant also rents two further parcels of land, one at Llandegla (4ha) and the other at Talwrn (1ha). The total holding is therefore 9ha. The applicant currently keeps 20 sheep and these are to be rotated between the parcels of land. The proposed building is intended for use for lambing, storage of winter feed and bedding.

I am far from convinced that it has been demonstrated that there is an essential agricultural need for the proposed building. Whilst it is not uncommon for agricultural units to comprise of parcels of land that are detached from each other, in this case each parcel of land owned/leased is comparatively small as is the total amount of land available to the holding. I understand that this is a relatively newly established enterprise and therefore acknowledge that in such cases it can take time to build up land and a larger land holding. It is nevertheless hard to see how the existing enterprise could be considered a cohesive or even viable agricultural business. I recognise that the supporting statement refers to an intention to acquire more land when opportunities arise and that this may give rise to needs for buildings, I am not convinced this justifies a need for a building at this point, particularly as the enterprise may not be in a position to acquire additional land for some time.

The keeping of 20 sheep would, to my mind, be more of a hobby than a business. Given small amount of land and small number of animals kept, there is also a question as to how much agricultural equipment it currently has/requires and why this gives rise to a need for a 165 sq.m building. It is doubtful that keeping 20 sheep gives rise to a need for significant amounts of agricultural equipment to be stored. There is also the question of how the enterprise is operating at the moment; any equipment must be being stored somewhere.

As already noted above, in addition to the field the proposed building is to be situated in, the applicant also owns land in Bwlchgwyn on Glascoed Road. Whilst the supporting statement indicates that the enterprise current has no buildings, the Glascoed Road does in fact have buildings on. They were granted planning permission as stables (P/2005/1087 granted 12.12.2005 and P/2008/0709, granted 8.8.2008). Based on details submitted in the supporting statement, that land would now appear to be used for agricultural purposes. That being the case, the holding therefore already has buildings that could be used for storage and lambing.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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The supporting statement suggests that the application site is less exposed in winter months however I have not been provided with any substantive evidence to demonstrate that Glascoed Road site is not suitable.

Amenity: The building would be located approximately 25m from no.2 Berthengron Cottages, with the B5425 situated in between. I am satisfied the distance is sufficient to ensure no harm to residential amenity by way of loss of light or by being visually overbearing. Given the modest amount of land farmed it is also unlikely that the development would give rise to significant increases in noise to the extent of being harmful to residential amenity. Whilst noting the comments from the Community Council, farming activities can be required to take place during the night or early hours of the morning, sometimes at short notice. It would therefore be unreasonable to restrict the times when equipment could be moved to/from the site late.

Other Matters: The building, as initially proposed, would have been located close to an existing hedgerow and tree. The plans have been amended to increase the distance to these features in order to avoid damage.

Conclusion: In light of the above I remain of the same opinion as when the previous application was refused, i.e. that there is not an essential agricultural requirement for the building and it therefore represents an undesirable intrusion into the rural landscape. The proposals therefore conflict with policies GDP1, EC3 and EC5.

RECOMMENDATION: That permission be REFUSED

CONDITION(S)

REASON(S)

1. It is considered that an essential agricultural need for the building has been proven and therefore the siting of an isolated farm building represents a harmful intrusion into the rural landscape and Special Landscape Area, thus conflicting with policies GDP1, EC3 and EC5 of the Wrexham Unitary Development Plan.

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APPLICATION NO:

P/2020 /0229

LOCATION:

ROWAN FOODS LTD OSCAR
MAYER LTD ASH ROAD SOUTH
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9UG

DATE RECEIVED:

07/02/2020

COMMUNITY:

Abenbury

CASE OFFICER:

SJG

WARD:

Holt

DESCRIPTION:

ESTYNIADAU MEWNLENWI A
STORFA OER GAN GYNNWYS UN
DOC YCHWANEGOL AC
ESTYNIADAU SWYDDFA A
GWEITHDY PEIRIANNEG AR Y
LLAWR CYNTAF, MYNEDIAD
NEWYDD I Ffordd yr Onnen a
Parcio Cysylltiedig /

AGENT NAME:

COX FREEMAN
MR ALEX MCCALL

INFILL AND COLD STORE
EXTENSIONS, ONE EXTRA DOCK
AND FIRST FLOOR OFFICE AND
ENGINEERING WORKSHOP
EXTENSIONS, NEW ACCESS ONTO
ASH ROAD AND ASSOCIATED CAR
PARKING

APPLICANT(S) NAME:

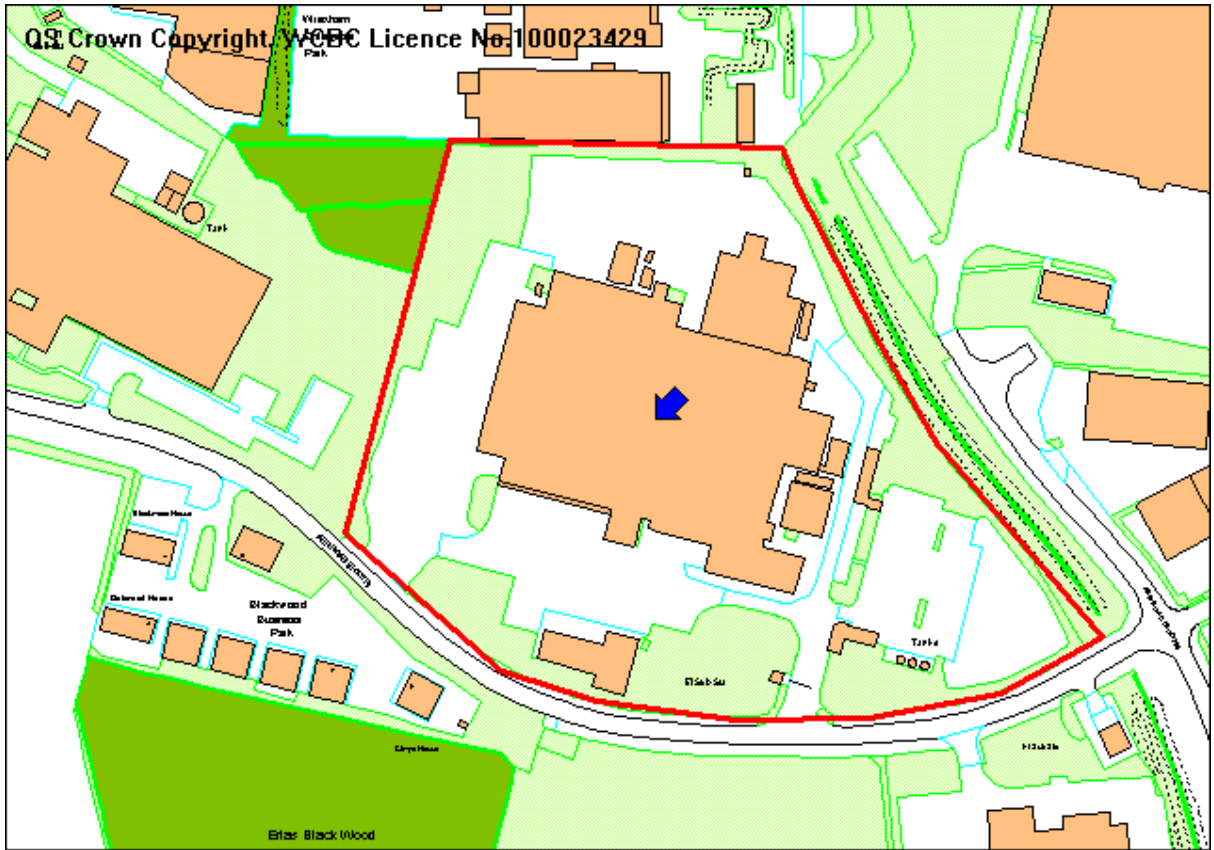
MR RICHARD PEMBERTON

THE SITE

The site is a 4.5 hectare food processing site on the north side of Ash Road South.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

2ND NOVEMBER 2020



Site Location



Aerial Photograph

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Photos of application site

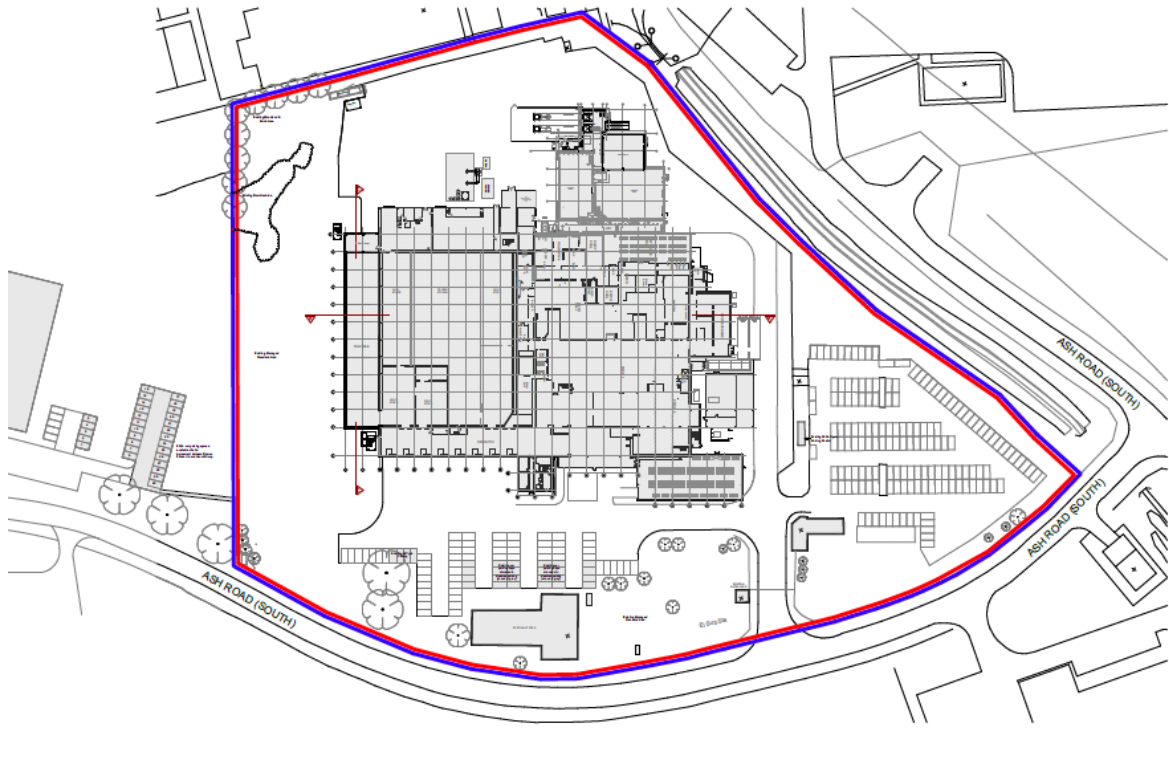
PROPOSAL

The application is to provide a cold store extension on the west elevation with first floor offices and a workshop, an infill extension on the north elevation, a new access to Ash Road South and 37 additional car parking spaces. The additional floorspace would be 2646m². 100 additional jobs would be created. The application was subject to pre-submission consultation.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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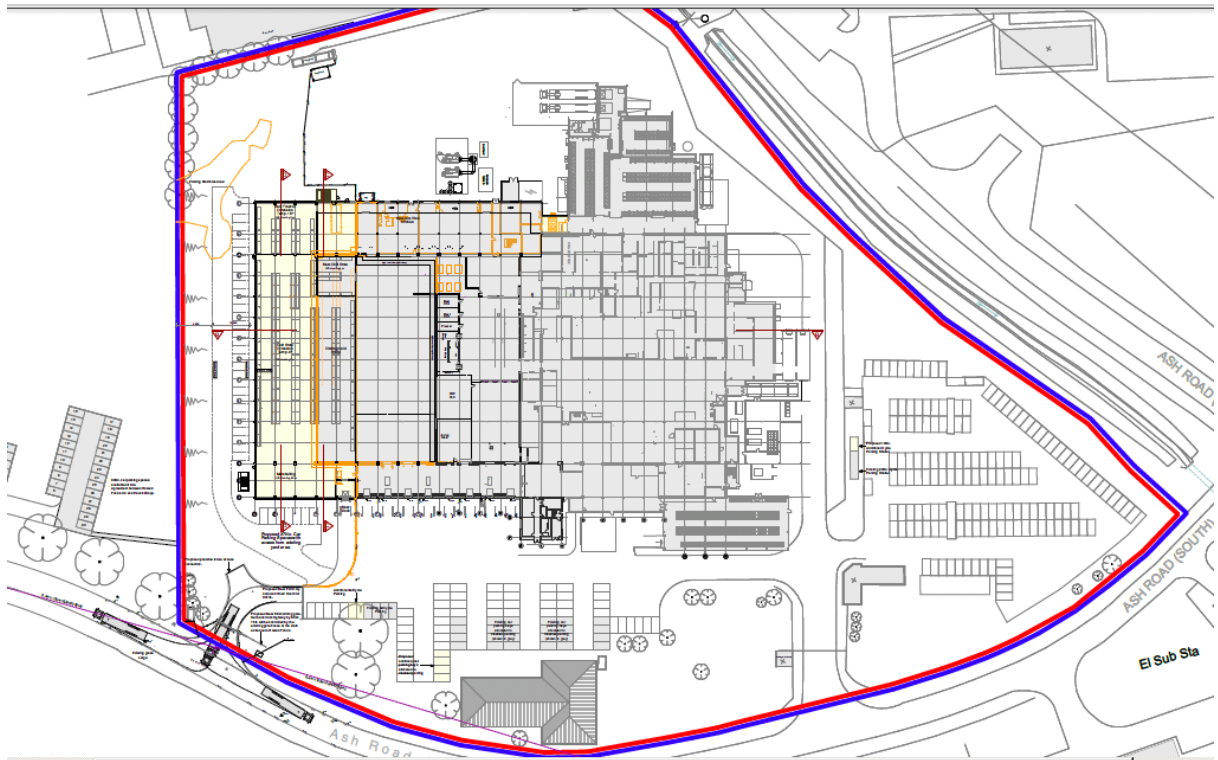
The application includes ecological reports, drainage report, design and access statement and a pre-application consultation report. It is referred to planning committee as a major development.



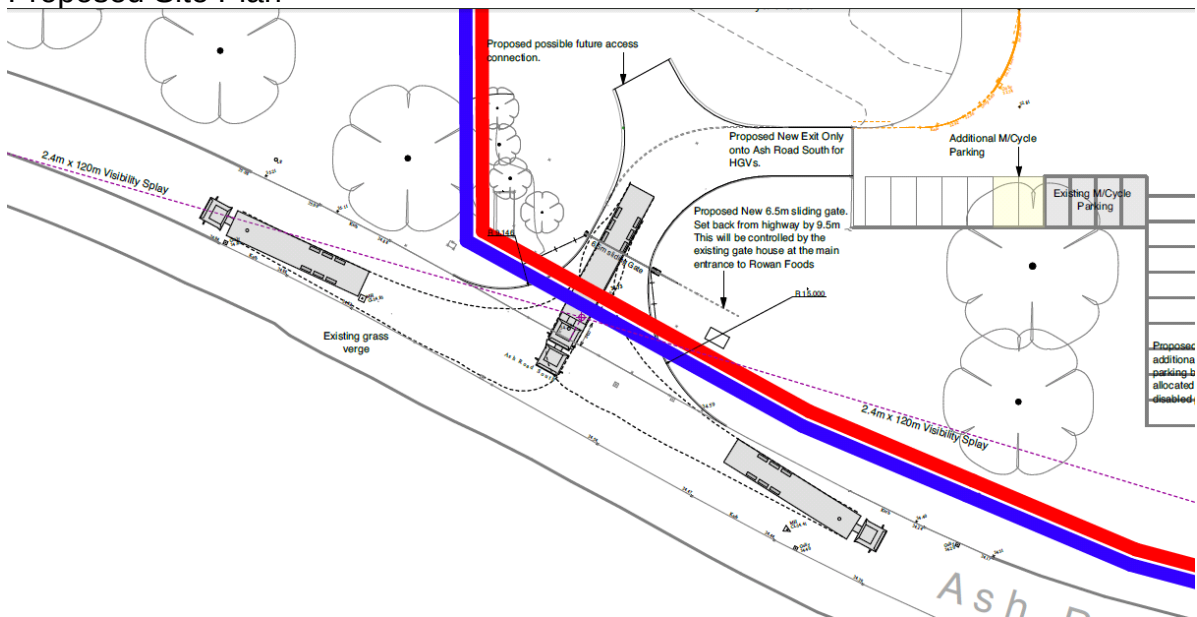
Existing site plan

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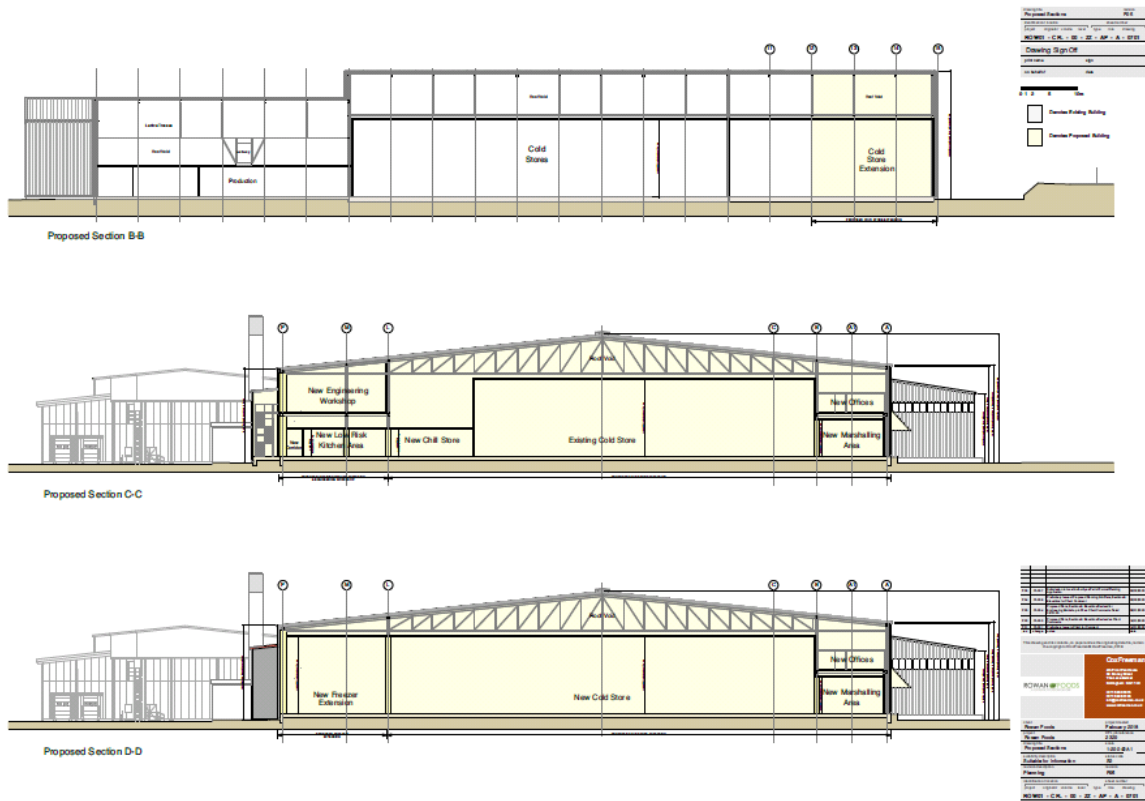
Proposed Site Plan



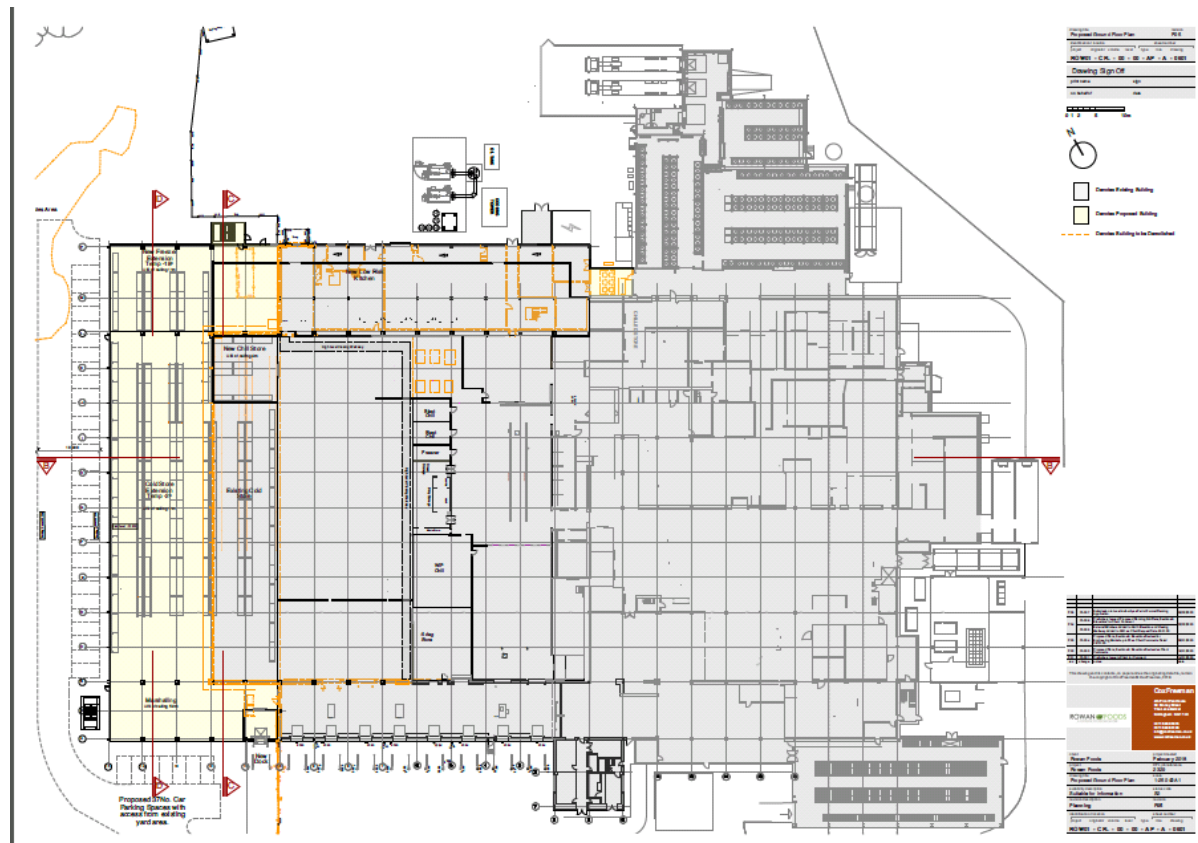
Proposed access (detail)

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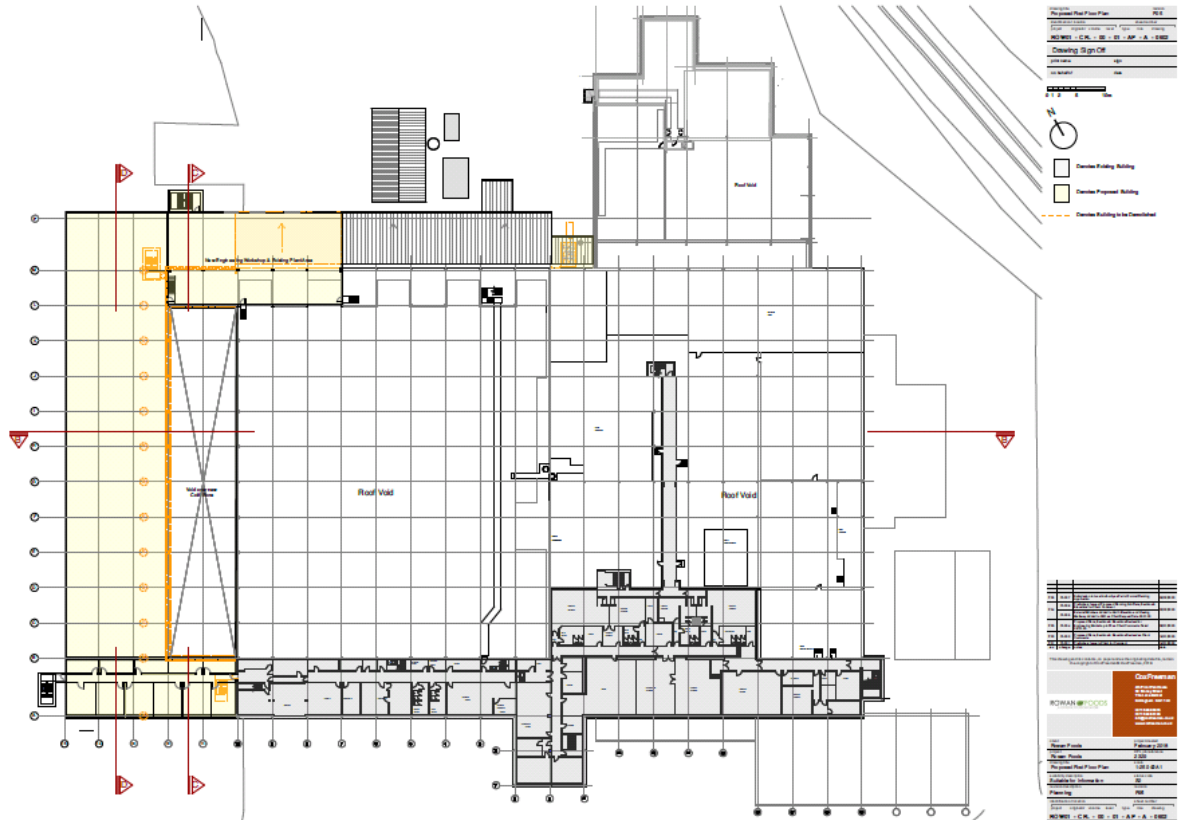
Proposed sections



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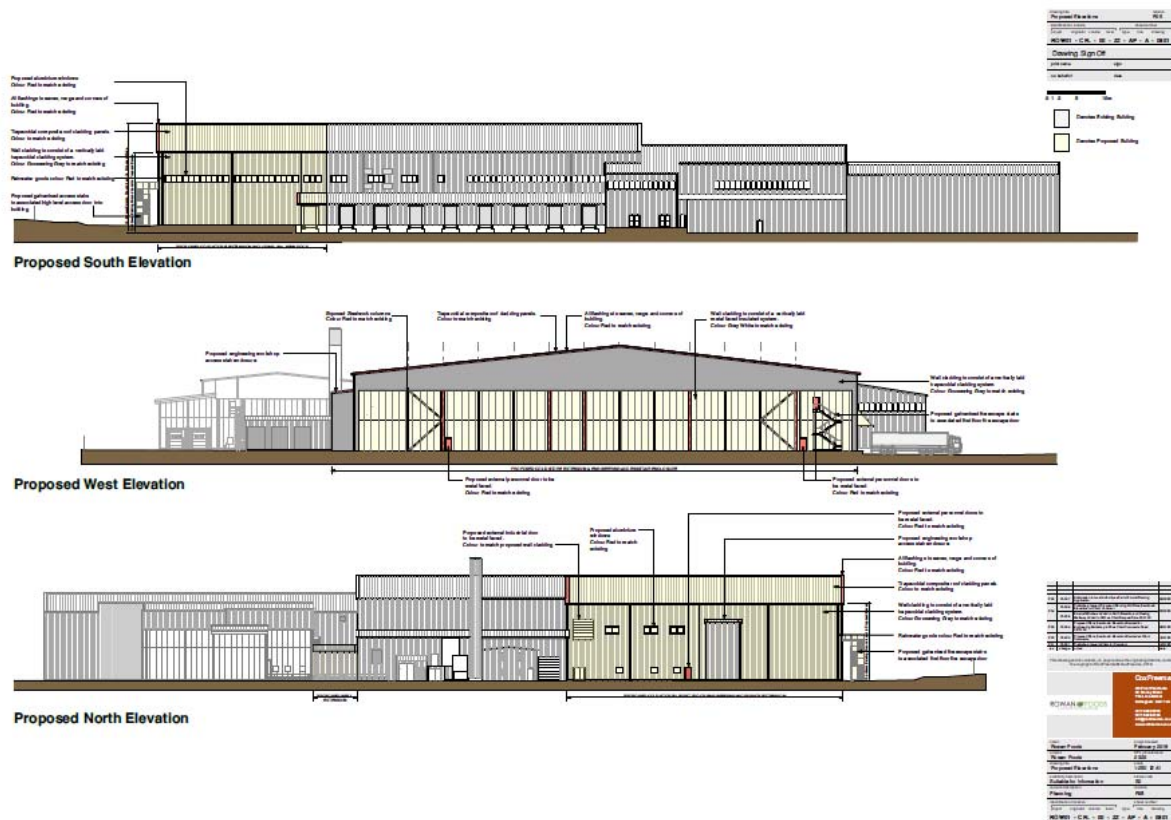
Proposed ground floor plan



Proposed first floor plan

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Proposed elevations

HISTORY

P/2020/0456 Replacement effluent treatment plant Current

P/2018/0296 Cold store extension Granted 20/11/2018

P/2012/0879 3 Extensions Granted 11/2/2013

DEVELOPMENT PLAN

The site is within the settlement limits as set out in Wrexham Unitary Development Plan Policies GDP1 PS1 PS2 PS11 E4 T8 EC4 EC6 and EC13 are relevant, together with Local Planning Guidance Notes:

16 parking

26 Wrexham Industrial Estate Landscaping

29 Wrexham Industrial Estate Ecology

32 Biodiversity

CONSULTATIONS

Abenbury Community Council: No objections to the proposal. Any expansion of any factory such as this should take into account the ongoing lack of facilities on the Industrial Estate for drivers

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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of HGV's and the problems that this then causes for the community of Abenbury.

Local member:	No comments received
Highways:	Recommend conditions
Natural Resources Wales:	No objection subject to comments and conditions
Welsh Water:	No objection subject to comments and conditions
Public Protection:	No objection subject to comments and conditions
Flood Risk:	No objection subject to comments and conditions
Press Notice:	Expired 7/8/2020
Neighbours notified:	9/7/2020. No comments received

SPECIAL CONSIDERATIONS

Principle of the development

The development is acceptable in principle due to the location within the industrial estate.

Economic benefits

The development will create a significant number of jobs (100) and will support the development of a major local employer in the food sector with 897 current employees. It will clearly bring economic benefits to the area both during the construction project and in the long-term.

Highway safety

The highway authority notes that there has been some conflicting information on highways issues between the pre-application and application stages.

In this particular location, it is acceptable to assume that, as this development is located within the existing industrial estate, although a Transport Statement/Transport Assessment remains an advisory request, it is not essential and would not in itself be a grounds for refusal.

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However, highways advise that the remaining issues regarding parking and deliveries should be the subject of conditions.

Ecology:

This site has been subject to numerous extensions in previous years. This proposal seeks to build a new access and further develop land used to mitigate previous extensions on site.

The application includes a grassland management scheme and a reasonable avoidance measures statement for great crested newts.

NRW raise no objection based on the revised ecology report and recommend conditions.

They advise: *As this is a lower risk case for Great Crested Newts, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.*

Design

The design is appropriate to the locality.

Drainage

The site lies on the boundary of Zone C2 as defined by the Development Advice Map (DAM) referred to under Technical Advice Note (TAN) 15 Development and Flood Risk (July 2004). The NRW Flood Map confirms the site to be located on the boundary of the 1% (1 in 100) annual exceedance probability (AEP) event flood outline. The development proposal is for the extension of an existing building which occupies the site. The extension would be located to the north/west of the building.

The 'Drainage Plan' shows a surface water drainage connection which appears to discharge into Redwither Brook, which is a Main River. This connection may be subject to a Flood Risk Activity Permit or Exemption.

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SAB approval will be required for the proposed development.

CONCLUSION

The proposal represents a sustainable extension to an established food business on the Industrial estate and complies with adopted policies. There would be some loss of ecological mitigation land but the mitigation measures proposed are sufficient to offset any potential harm to biodiversity. The proposal is acceptable subject to conditions.

RECOMMENDATION: That permission be GRANTED

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:
ROW01-CFL-00-00-AP-A-0101 Location Plan P01
ROW01-CFL-00-00-AP-A-0201 Existing Site P03
ROW01-CFL-00-00-AP-A-0202 Existing ground floor P01
ROW01-CFL-00-01-AP-A-0203 Existing first floor P01
ROW01-CFL-00-03-AP-A-0204 Existing roof plan P01
ROW01-CFL-00-ZZ-AP-A-0301 Existing sections P01
ROW01-CFL-00-ZZ-AP-A-0401 Existing elevations P01
ROW01-CFL-00-00-AP-A-0501 Proposed site plan P08
ROW01-CFL-00-00-AP-A-0601 Proposed ground floor P05
ROW01-CFL-00-01-AP-A-0602 Proposed first floor P05
ROW01-CFL-00-03-AP-A-0603 Proposed roof plan P05
ROW01-CFL-00-ZZ-AP-A-0801 Proposed Elevations P05
ROW01-CFL-00-ZZ-AP-A-0701 Proposed sections P05
ROW01-CFL-XX-RP-A-0720 Design and access Statement
C365-CoxFreeman-Gen-RAMs-220120-TK Marches Ecology Reasonable Avoidance Statement
C356-NRWresponseletter-120820-TK Marches Ecology
C365-CoxFreemanLetter-GrasslandManagement-230120 Marches Ecology
P2020-005-001-P1 Rigby and Partners Drainage Strategy
and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

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5. The landscaping scheme submitted and approved in connection with condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping scheme as carried out in connection with condition no. 5 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming 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 with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
7. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Marches Ecology C365-Cox Freeman, (22/01/2020) Great Crested Newt RAMS Method Statement 220/20-TK approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
8. The development shall be carried out in accordance with the recommendations of the approved Grassland Management Strategy Marches Ecology C365 230120 dated 23/1/2020.
9. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan no. ROW01-CFL-00-00-AP-A-0501 P08. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.
10. The vehicular and cycle parking and turning areas as shown on approved drawing No. ROW01-CFL-00-00-AP-A-0501 P08 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.
11. A Stage 1 and 2 (combined) Road Safety Audit shall be submitted and approved by the Local Planning Authority in consultation with the Highway Authority and all issues addressed and recommendations completed to the satisfaction of the LPA prior to construction work commencing on site. A Section 278 shall be entered into with the Council for all remedial works required by this Road Safety Audit.
12. A Stage 3 Road Safety Audit shall be submitted and approved by the Local Planning Authority in consultation with the Highway Authority and all issues addressed and recommendations completed to the satisfaction of the LPA prior to beneficial occupation of the new buildings. A Section 278 shall be entered into with the council for all remedial works required by this Road Safety Audit.
13. A detailed Travel Plan for the existing and expanded site shall be submitted and approved by the Local Planning Authority prior to beneficial occupation of the new buildings. This shall include consideration of improved Active Travel measures in accordance with the Active Travel Act. The development shall be carried out in accordance with the agreed Plan.

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14. No part of the development shall commence until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in strict accordance with the details as approved. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

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.
4. 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.
5. 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.
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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
9. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. 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
11. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

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12. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

13. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

14. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - 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

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. Further information can be obtained from the highways department of Wrexham County Borough Council on telephone 01978 729670.

Natural Resources Wales Advice for the Developer

We note that the 'Drainage Plan' prepared by Rigby and Partners (P2020-05 001 P1) shows a surface water drainage connection which appears to discharge into Redwither Brook, which is a Main River. This connection may be subject to a Flood Risk Activity Permit or Exemption. Further information can be found here: <https://naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

Works near Watercourse / Construction or Demolition sites

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with GPP5 and PPG6: 'Works in, near or over watercourses' and 'Working at construction and demolition sites' which are available on the following website:

www.naturalresourceswales.gov.uk www.cyfoethnaturiolcymru.gov.uk Page 3 of 3

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Waste Regulation

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- o before it is collected, disposed of or recovered
- o to identify the controls that apply to the movement of the waste

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o to complete waste documents and records

o to identify suitably authorised waste management options

o to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls.

The links below provided information on how to classify waste and register as a waste carrier or hazardous waste producer:

<http://naturalresources.wales/waste/how-to-classify-and-assess-waste/?lang=en>

<http://naturalresources.wales/apply-for-a-permit/waste/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

Surface Water Drainage

We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. The developer should be aware of the advice under Position Statements G11 (Discharges from areas subject to contamination) and G13 (sustainable drainage systems) applies to this development.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

Advice from Welsh Water:

The proposed development site is crossed by a 225mm diameter combined public sewer with its approximate position being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act

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1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such no operational development including the raising or lowering of ground levels will be permitted within 3 metres either side of the centreline of the public sewer. Should the proposed development be located within the protection zones of the sewer crossings, there would be a requirement to divert the public sewer, which can be applied for under Section 185 of the Water Industry Act 1991.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with the Local Authority, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, DCWW is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dwr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

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If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Note to Applicant . SAB Approval Required

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk .

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APPLICATION NO:
P/2020 /0306

LOCATION:
38 TO 41 HIGH STREET WREXHAM
LL13 8HY

DATE RECEIVED:
26/06/2020

COMMUNITY:
Offa

DESCRIPTION:
CANIATÂD ADEILAD RHESTREDIG
AR GYFER GWAITH TROSI I'R
LLAWR CYNTAF A'R AIL LAWYR /
LISTED BUILDING CONSENT FOR
CONVERSION WORKS TO FIRST
AND SECOND FLOORS

CASE OFFICER:
SJG

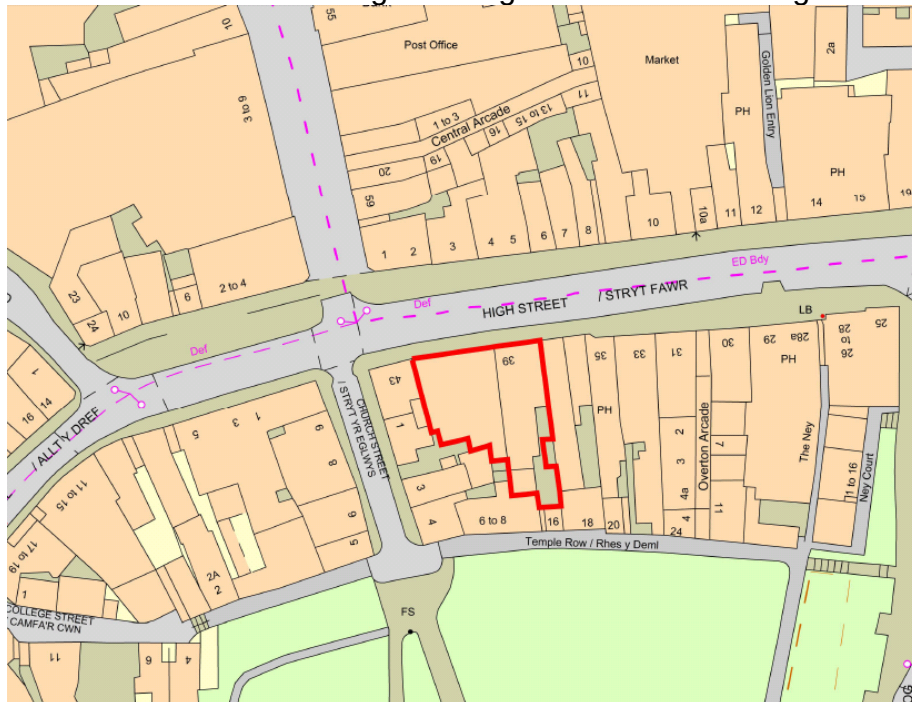
WARD:
Offa

AGENT NAME:
CADNANT PLANNING
RHYS DAVIES

APPLICANT(S) NAME:
MR JOHN BLANEY
CLYDESDALE PROJECT
MANAGEMENT LTD

THE SITE

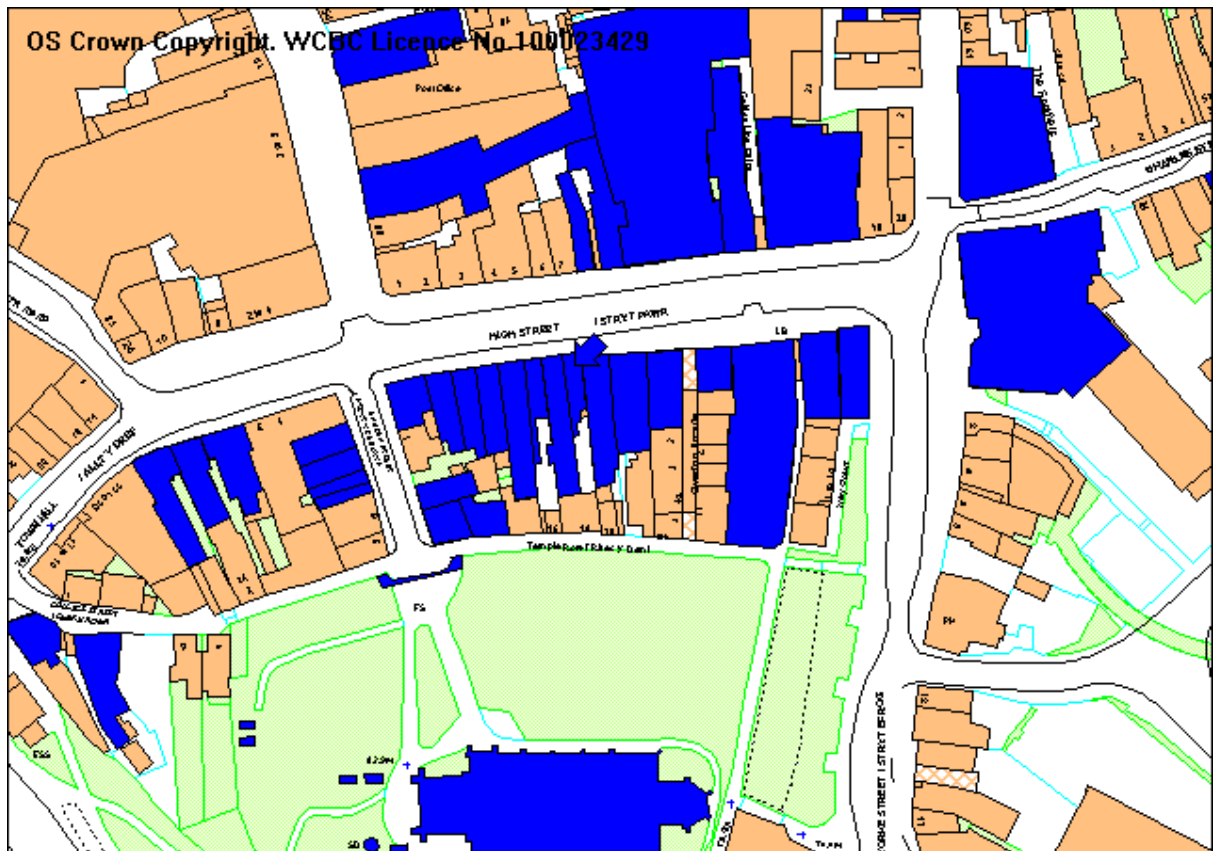
The property is one of a group of grade II listed buildings within Wrexham Conservation Area fronting onto High Street and backing onto temple Row.



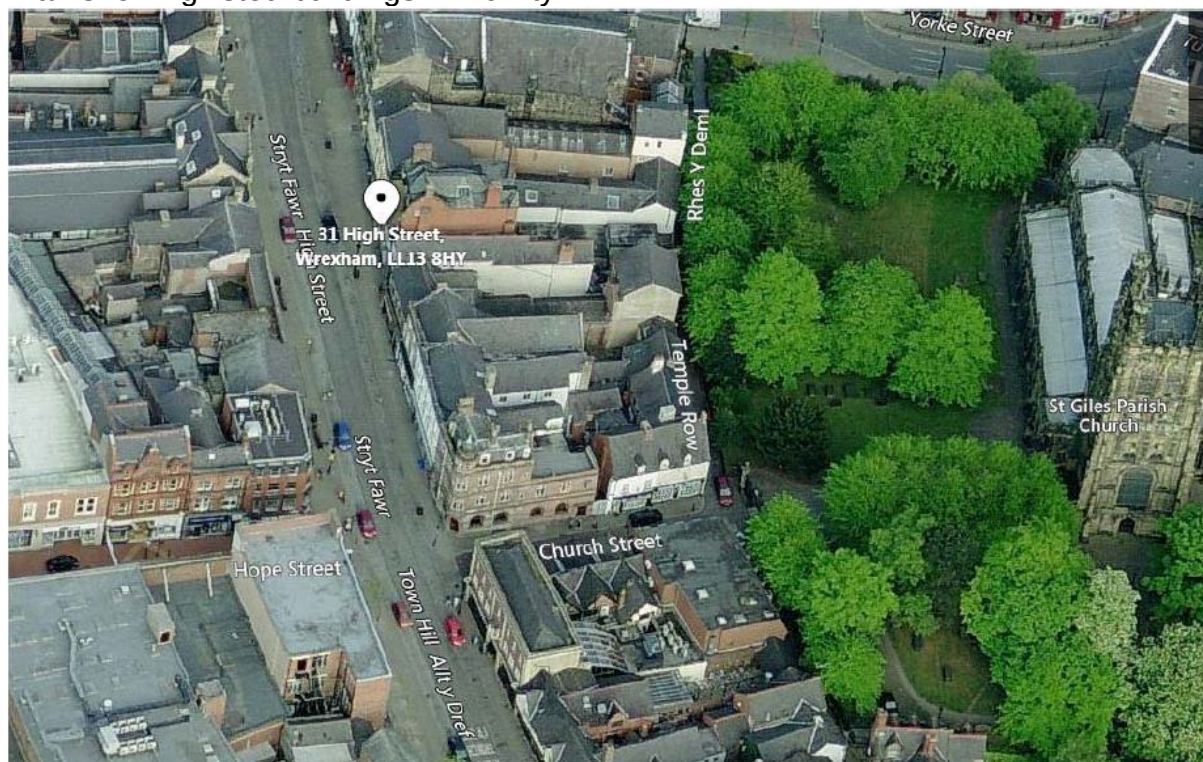
Location Plan

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Plan showing listed buildings in vicinity



Bird's eye view

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PROPOSAL

The application is for alterations to convert the upper floors into 21 flats. The application includes a Heritage Statement.



Proposed Front elevation

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Proposed rear elevation



Section Back to Front

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P/2019/0330 CHANGE OF USE OF GROUND FLOOR TO A3 USE (PARTLY IN RETROSPECT) Granted 2/1/2020

DEVELOPMENT PLAN

The site is within the town centre. Policy EC9 relates to listed building alterations.

CONSULTATIONS

Offa Community Council: Strongly object on the grounds of over-intensive development. A quality development is required here with less units 10 or 12 maximum.

Rhosddu Cmmunty Council (adjoining): no comments received

Local member: no comments received
Wrexham Area Civic Society: no comments received
Amenity Societies: no comments received
Press Notice: Expired 21/8/2020
Site Notice expired: 18/8/2020
Local residents notified: 28/7/2020
No representations received

SPECIAL CONSIDERATIONS

Listed building

The properties 38-41 High Street are grade II listed buildings situated within the Wrexham Town Centre Conservation Area and have group value with other Listed Buildings along High Street.

The proposals were originally for the conversion of the upper floors to form 23 apartments, but this has been amended to be 21 units.

The interior of the properties have already been greatly altered as a result of previous interventions and therefore most of the historic features have been lost. It is therefore important that any surviving evidence of historic form and function are retained. I note that the majority of change in terms of layout will require the removal of later studwork and further subdivision however there are 2 elements of structural change internally which will affect the historic fabric. To the first floor, it is proposed to form a door opening through early wall construction to provide access for the proposed apartment 9, however I would not object to this intervention.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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To the second floor however it was proposed to remove chimney breasts from proposed apartments 19 and 20. This would not have been an acceptable loss and therefore the proposed internal arrangements have been modified to enable the retention of these features.

Other alterations include the blocking up of window openings to the rear courtyard.

Finally, in terms of the amount of development, the greater the number of units proposed, the greater the pressure on the listed building from the introduction of services. As previously discussed, the interior of the building has already experienced a considerable amount of change, however it is not clear from the drawings as to the impact of service provision on the exterior of the building in terms of drainage, extracts, vents and flues etc. A condition is required to ensure control of these matters.

Revised details and the amendment of the application to be for 21 units have now clarified these points.

The details of waste storage have been clarified and are discussed as part of the planning application P/2020/0307 as this issue is more relevant to planning considerations.

CONCLUSION That listed building consent be granted following referral to Cadw and the following conditions:

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 5711:
Location Plan

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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EX01 Existing basement
EX02 Existing ground floor
EX03 Existing first floor
EX04 Existing second floor
EX05 Existing front elevation
EX06 Existing rear elevation
EX07 Existing sections
SK03A Proposed front elevation
SK04C Proposed rear elevation
SK05B Proposed site layout
SK07D Proposed second floor
SK07 Proposed sections
Finishes schedule
Heritage Impact statement

and as contained within the application documentation.

3. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

REASON(S)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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APPLICATION NO:
P/2020 /0307

LOCATION:
38 TO 41 HIGH STREET WREXHAM
LL13 8HY

DATE RECEIVED:
26/06/2020

COMMUNITY:
Offa

DESCRIPTION:
TROSIR LLAWR CYNTAF A'R AIL
LAWR YN 21 FFLAT /
CONVERSION OF FIRST AND
SECOND FLOORS INTO 21
APARTMENTS

CASE OFFICER:
SJG

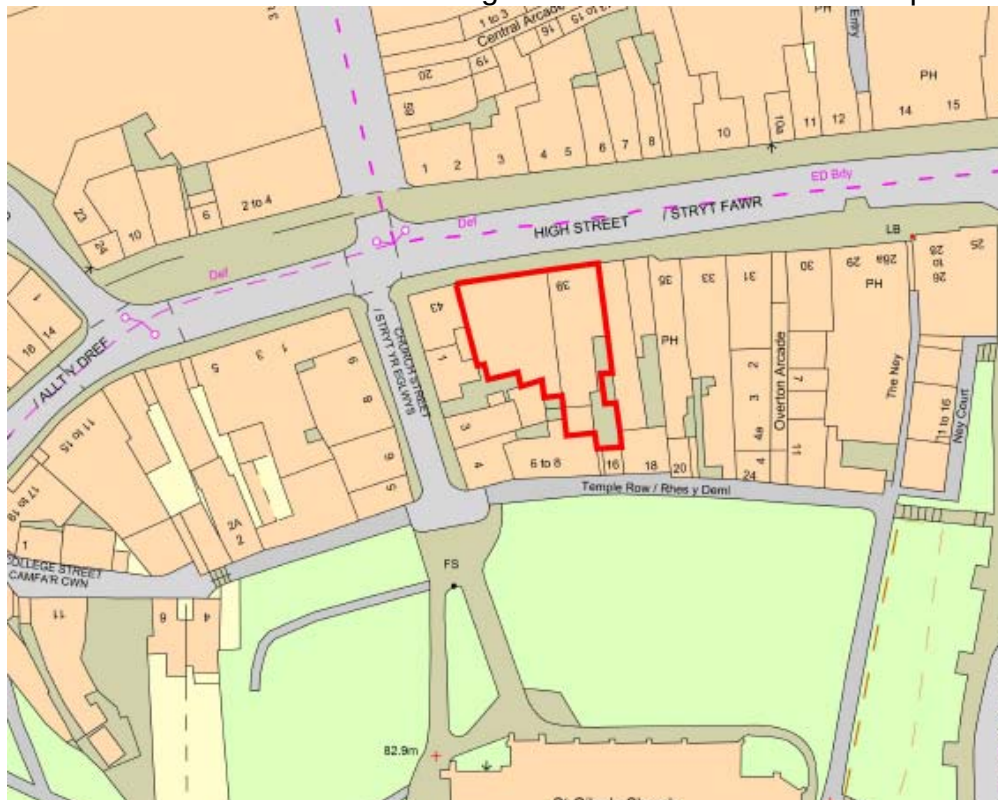
WARD:
Offa

AGENT NAME:
CADNANT PLANNING
RHYS DAVIES

APPLICANT(S) NAME:
MR JOHN BLANEY
CLYDESDALE PROJECT
MANAGEMENT LTD

THE SITE

The site is on the south side of High Street and backs onto Temple Row.



Location Plan

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Bird's eye view



Front elevation

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View from temple Row

PROPOSAL

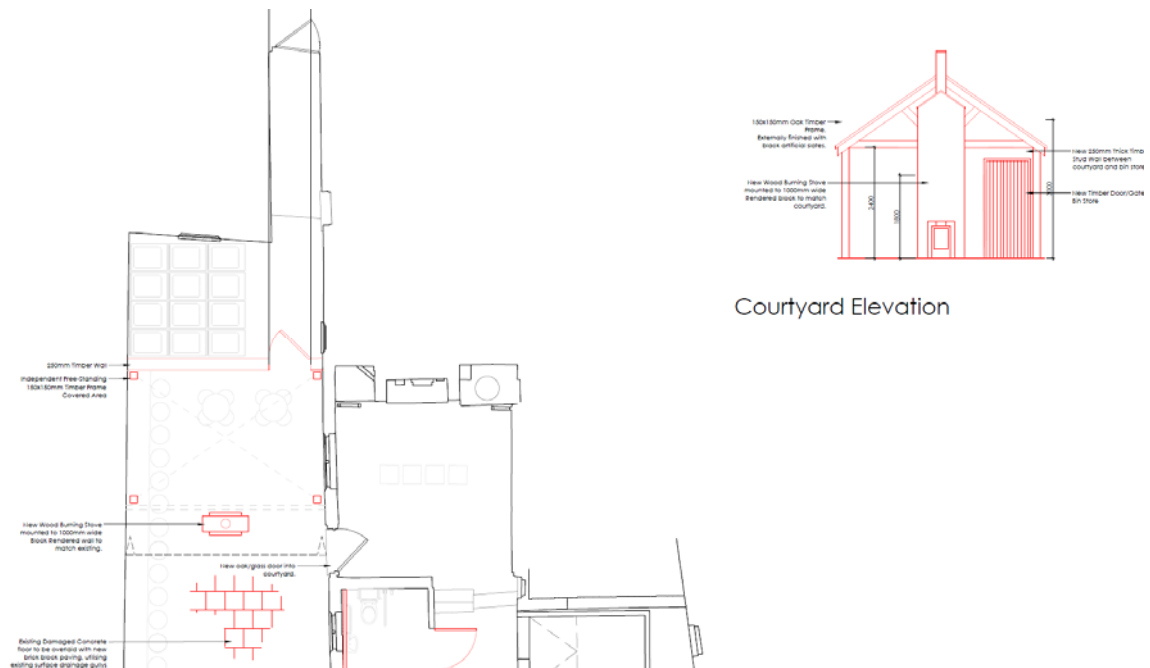
The proposal is for conversion of upper floors to form 21 apartments. 17 are 1 bedroom, and 4 apartments on the second floor are 1-2 bedrooms.



Front elevation proposed

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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Detail of existing rear bin store for restaurant

Due to the level of detail, it has not been possible to include other plans in this report as they would not be readable at such a small scale. The agent has been requested to supply versions for use in the report.

HISTORY

P/2020/0306 Current Listed Building Consent application for same development

P/2019/0489 LISTED BUILDING CONSENT FOR CHANGE OF USE OF GROUND FLOOR TO A3 USE Granted 2/1/2020

P/2019/0330 CHANGE OF USE OF GROUND FLOOR TO A3 USE (PARTLY IN RETROSPECT) Granted 2/1/2020

DEVELOPMENT PLAN

The site is within the Town Centre and Wrexham Conservation Area, and High Street is designated as a principal Shopping Street, as set out in the Wrexham Unitary Development Plan. Policies GDP1 GDP2 PS2 PS1 T8 EC7 EC9 and H2 are relevant, together with Local Planning Guidance Notes 4 15 16 and 27.

CONSULTATIONS

Offa Community Council: Object on the following grounds:

Although the number of flats has been reduced from 23 to 21 units some are still inadequate in terms of size and quality.

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The small room allocated for bin and recycling storage is totally inadequate to house the sizes of refuse collection containers, together with the numbers of various recycling bins that would be needed to cater for 21 apartments. It is also situated directly adjacent to the staircase potentially creating a fire risk.

There are concerns whether the drainage capacity for the communal drains will be able to cope with the considerable extra demand.

Rhosddu Community Council (adjoining) no comments received

Local members: no comments received

Highways: No objections

Public protection: recommend conditions including a noise survey/report

Welsh Water: no objection subject to conditions

Flood risk and drainage: no objections

Wrexham Area Civic Society: no comments received

Press notice: expired 21/8/2020

Site Notice: expired: 18/8/2020

Local residents notified: 28/7/2020. 1 comment received:
Concerns to the location of the internal bin storage area. Mainly the environmental health side. The possibility of the smells from the internal bin area which may affect our restaurant area. Also the fire hazard from an internal bin area.

SPECIAL CONSIDERATIONS

Principle of the development:

The property has been vacant for several years following the relocation of the bank, and a commercial use is now established in the ground floor.

The principle of residential use of upper floors of historic buildings within the town centre and the Conservation Area is supported by several policies of the UDP and Welsh Government Guidance. These include PS1, PS4, H2 and GDP1a of the Wrexham UDP, and paragraph 4.2.22 of Planning Policy Wales 10, which states:

Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links.

A reduction in the number of units within the two upper floors may not result in a reduction in persons living in the building, as more bedrooms would be provided. Therefore car occupancy levels and waste generation would not necessarily be reduced by the reduction in number of units requested by Offa

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Community Council. The creation of family-sized units would also give rise to a need for amenity space, which cannot be met within the site. Therefore it is considered that the principle of providing 21 units within the office space is considered to be acceptable.

Built heritage:

The properties 38-41 High Street are grade II listed buildings situated within the Wrexham Town Centre Conservation Area and have group value with other Listed Buildings along High Street.

The proposals were originally submitted for the conversion of the upper floors to form 23 apartments, but this has been amended to be for 21 units.

The alterations to the building are assessed under the Listed Building application P/2020/0306. Following receipt of revised details, the alterations are considered to be acceptable.

In terms of the amount of development, the greater the number of units proposed, the greater the pressure on the listed building from the introduction of services. The interior of the building has already experienced a considerable amount of change. The reduction to 21 units has helped in this regard.

An assessment will need to be made as to the sufficiency of bin storage proposed for this number of units in addition to that already required for the ground floor commercial uses. The impact of bin storage along Temple Row is a significant concern within the town centre, having a negative impact upon the character and appearance of the Conservation Area as well as the setting of the Grade I Listed Parish Church of St Giles. Any proposals which would exacerbate this situation should not be supported. This issue is given further consideration below.

Residential amenity

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The units will have limited amenity space but this is considered to be acceptable for town centre living. Sound proofing is proposed between units and adjoining buildings and this would be a condition of any permission.

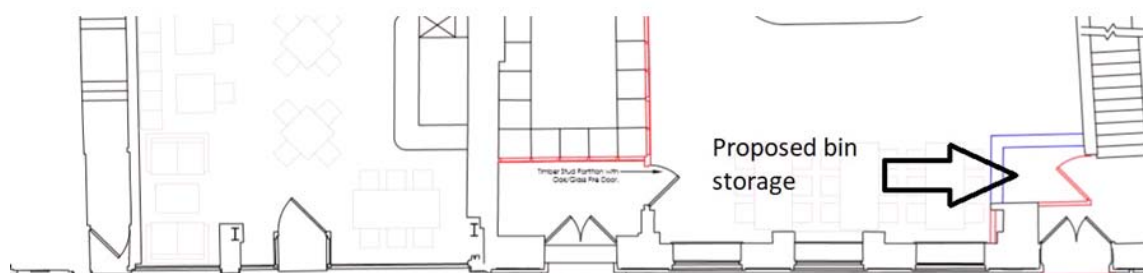
The development site is in close proximity to several clubs and pubs and the developer is advised to carry out a noise survey in order to determine noise levels for both day (07:00 – 23:00 hours) and night (23:00 – 07:00 hours) having regard to Planning Guidance (Wales), Technical Advice Note (TAN) 11 – Noise. This may have to be done at a later date as town centre activity is curtailed at the present time.

Waste storage

The applicant has supplied a waste management plan and has provided the following statement:

The bins and recycling for the apartments will be stored internally within the building in the area shown below. From here the waste collection will be carried out by the private refuse company twice a week as set out in the submitted waste management details. The collection company have a key for the waste storage area and it is proposed that they collect the bins from here, and return them afterwards. This means that the bins will not be stored outside for any length of time.

It is perhaps also relevant that the waste for the restaurant use is collected from a different location to the rear of the building, and that this will be kept separate from the domestic waste. Also, the ground floor restaurant use is in the same ownership as the apartments, and the applicant would therefore not consider it appropriate for any waste to be kept outside at the front of the building as this would impact on his business, especially with the current Covid situation where outside seating is promoted and safer than indoors seating.



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Whilst there are genuine concerns over waste storage and collection in the area, it is considered that they would not be sufficient reason to refuse the application. Compliance with waste management plan and supporting details can be made a condition of any permission.

Highway safety

Access

The existing building access is via High Street within Wrexham town centre. This road has a number of shops and local amenities and is one of the main roads in Wrexham town centre. The nearest bus stop located to the west and requires a 630m walk. The CIHT Guidelines for Providing For Journeys on Foot' recommend less than an 800m walking distance to bus stops so this development is well placed for bus connections which can use the bus lane along High Street. CIHT guidelines also recommend a desirable 200m walking distance to the town centre and local amenities. The development is well placed along one of the main shopping street in the town centre. Wrexham Central railway station is a 480m walk away from the site (approximately 7 minutes) which is within the guidelines of 500m. There are a number of Active Travel routes in Wrexham and the development is a short distance from the cycleway along Old Wrexham Road.

Parking Provision

The development does not propose to provide any parking spaces. Wrexham CBC parking standards require 35 parking spaces and 46 cycle parking spaces to be provided in secure communal parking areas for a development of this size.

However, given that the development is located within the town centre with a number of close transport links (see above), and there is good availability of parking in the public car park behind the development (St Giles Car Park has 65 spaces) which is considered acceptable for visitors. The local services and amenities are also within close walking distance. There are loading bays in front of the residential development.

Overall, although no parking provision is suggested, this is deemed appropriate due to the nature of the development being within an urban town centre with good existing public transport connections.

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Conclusion on highways issue

The proposed change of use development in this location is unlikely to add to the existing queuing / capacity issues in this area and therefore would be supported in principle without any highway objections.

In addition, it is not considered necessary to request a Service & Delivery Management Plan nor a Construction Traffic Management due to the nature of the development being relatively small scale and all the proposed construction works are to be internal to the existing site.

Drainage

There are no objections from Welsh Water or the Council's flood risk team and this matter will be addressed under the Building Regulations.

Schools contributions

The 4 units with nominal 2 bedrooms have a second room which is only suitable as a study. Therefore it is considered that the proposal does not come within the terms of policy GDP2 and LPGN27 in terms of schools contributions.

CONCLUSIONS

The proposal represents a sustainable alternative use for a vacant listed building in the Conservation Area and is acceptable under the terms of adopted policies and guidance. There would be no material harm to the character or appearance of the Conservation Area or the Listed Building.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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RECOMMENDATION: That permission be GRANTED

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 5711:

Location Plan

EX01 Existing basement

EX02 Existing ground floor

EX03 Existing first floor

EX04 Existing second floor

EX05 Existing front elevation

EX06 Existing rear elevation

EX07 Existing sections

SK03A Proposed front elevation

SK04C Proposed rear elevation

SK05B Proposed site layout

SK07D Proposed second floor

SK07 Proposed sections

Finishes schedule

Waste management plan

and as contained within the application documentation.

3. No part of the development shall commence until a scheme of noise insulation and attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be retained as such.
4. The waste management plan shall be implemented in accordance with the approved details prior to occupation of the dwellings and thereafter retained.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY

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NOTE(S) TO APPLICANT

Your attention is drawn to Highway Supplementary Notes - 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

The development site is in close proximity to several clubs and pubs and the developer is therefore required to carry out a noise survey in connection with condition no. 3 in order to determine noise levels for both day (0700 - 2300 hours) and night (2300 - 0700 hours) having regard to Planning Guidance (Wales), Technical Advice Note (TAN) 11 - Noise. The report of the noise survey findings shall include:

- a) Noise levels arising from day/night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and
- b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.

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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to

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burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.

Natural Resources Wales- Advice for developer
Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site. If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Waste produced during construction

Waste produced during the construction phase of your development must be dealt with appropriately and be in line with all relevant waste legislation including Duty of Care Regulations and Hazardous Waste Regulations. As part of your waste duty of care you must classify the waste produced:

- before it is collected, disposed of or recovered
- to identify the controls that apply to the movement of the waste
- to complete waste documents and records
- to identify suitably authorised waste management options
- to prevent harm to people and the environment.

Any waste removed from site will be subject to waste management controls.

The links below provide information on how to classify waste and register as a waste carrier or hazardous waste producer:

<https://naturalresources.wales/permits-and-permissions/waste/?lang=en>

<https://naturalresources.wales/permits-and-permissions/waste/waste-permits/?lang=en>

Further guidance can be found on the GOV website here:

<https://www.gov.uk/managing-your-waste-an-overview/duty-of-care>

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Advice from Welsh water:

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

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

REPORT OF THE CHIEF OFFICE PLANNING AND REGULATORY
2 NOVEMBER 2020
DELEGATED DECISIONS ISSUED 25TH SEPTEMBER 2020 TO
22ND OCTOBER 2020

ABE P/2018/1059 GRANTED 20/10/2020	, PLOT B SITE 4000, CLYWEDOG ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9XN	ERECTION OF STORAGE UNITS AND BUILDING FOR LIGHT ENGINEERING (BLOCK 2)
MAE P/2019/0212 REFUSED 12/10/2020	, THE DYMOCK ARMS, PENLEY, WREXHAM, LL13 0LS, ,	LISTED BUILDING CONSENT FOR DEMOLITION OF REAR 20 CENTURY EXTENSIONS, REBUILDING COMPLETELY THE RIGHT HAND SECTION OF THE LISTED ASSET AND REFURBISHING THE LEFT HAND HISTORIC ASSET TO CONVERT INTO 2 NO. DWELLINGS.
ISY P/2019/0877 REFUSED 16/10/2020	, LAND AT, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RG,	OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR PROPOSED DEVELOPMENT OF LAND FOR B1 LIGHT INDUSTRIAL AND B2 / B8 INDUSTRIAL UNITS INCLUDING MEANS OF ACCESS AND LAYOUT, ILLUSTRATIVE STRATEGIC LANDSCAPING, WITH ECOLOGICAL, HERITAGE AND AMENITY MITIGATION ZONES
HAN P/2020/0053 GRANTED 15/10/2020	, MEREHEAD DAIRY UNIT, BIG AROWRY, BETTISFIELD, WHITCHURCH, , SY13 3EJ	CONSTRUCTION OF NEW MILKING PARLOUR AND HANDLING AREA AND ALL ASSOCIATED WORKS
MAR P/2020/0105 GRANTED 15/10/2020	, MILL HOUSE, , MARCHWIEL, WREXHAM, , LL13 0SS	LISTED BUILDING CONSENT FOR CHANGE OF USE FROM BUSINESS USE (CLASS B1) TO SINGLE DWELLING HOUSE (CLASS C3) INTERNAL AND EXTERNAL REFURBISHMENT WORKS, TWO STOREY EXTENSION TO THE WEST ELEVATION, BASEMENT EXTENSION TO THE NORTH AND ERECTION OF REPLACEMENT OUTBUILDING

MAR P/2020/0106 GRANTED 15/10/2020	, MILL HOUSE, , MARCHWIEL, WREXHAM, , LL13 0SS	CHANGE OF USE FROM BUSINESS USE (CLASS B1) TO SINGLE DWELLING HOUSE (CLASS C3) INTERNAL AND EXTERNAL REFURBISHMENT WORKS, TWO STOREY EXTENSION TO THE WEST ELEVATION, BASEMENT EXTENSION TO THE NORTH AND ERECTION OF REPLACEMENT OUTBUILDING
ROS P/2020/0114 GRANTED 15/10/2020	, THREE OAKS, CHESTER ROAD, ROSSETT, WREXHAM, , LL12 0DE	APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER WMBC NO. 55 - REDUCE LOWER THIRD OF CROWN BACK TO SUITABLE GROWTH POINTS IN-LINE WITH BOUNDARY FENCE - CROWN RAISE OVER GARDEN ONLY TO PROVIDE 6.0 - CLEARANCE AS AGREED WITH THE TREE OFFICER
WRO P/2020/0144 REFUSED 15/10/2020	, 60, ALEXANDRA ROAD, , WREXHAM, , LL13 7SH	DEMOLITION OF REAR OUTRIGGER AND ERECTION OF ONE AND TWO STOREY REAR EXTENSIONS TO DWELLING (IN PART RETROSPECT)
LGC P/2020/0209 REFUSED 15/10/2020	, ODDI AR Y TWMPATH, , GLYN CEIRIOG, WREXHAM, , LL20 7LY	TROSI A NEWIDIADAU I ADEILAD AMAETHYDDOL I CREU ANNEDD / CONVERSION AND ALTERATIONS TO AGRICULTURAL BUILDING TO FORM DWELLING
ROS P/2020/0230 GRANTED 09/10/2020	, THE COTTAGE, GUN STREET, WREXHAM, ROSSETT, , LL12 0HR	HYSBYSIAD O WAITH ARFAETHEDIG I GOEDEN (T1) O FEWN ARDAN GADWRAETH / NOTIFICATION OF PROPOSED WORKS TO TREE (T1) WITHIN A CONSERVATION AREA
GRE P/2020/0231 GRANTED 07/10/2020	, THE PIKEY, PIKEY LANE, GRESFORD, WREXHAM, , LL12 8TT	AMRYWIO AMOD 2 O CANIATÂD CYNLLUNIO P/2019/0146 - DIWYGIO'R DRYCHIADAU A CHYNLLUN Y LLAWR / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2019/0146 - AMEND ELEVATIONS AND FLOOR LAYOUT

MAE P/2020/0235 REFUSED 09/10/2020	, GLENMORE COTTAGE, HIGHER PENLEY, PENLEY, WREXHAM, , LL13 0NB	ESTYNIAD I ANNEDD A THROSI GAREJ A STABL I GREU 5 ANNEDD NEWYDD AC ADDASIADAU MYNEDIAD / EXTENSION TO DWELLING AND CONVERSION OF GARAGE AND STABLE TO CREATE 5 NEW DWELLINGS AND ACCESS ALTERATIONS
WRR P/2020/0251 GRANTED 09/10/2020	, 39, KENYON AVENUE, WREXHAM, LL11 2ST, ,	GWEITHFEYDD I GOEDEN GALCH (T13) DIOGELIR GAN GORCHYMYN CADW COED 254/2016 / WORKS TO LIME TREE (T13) PROTECTED BY TREE PRESERVATION ORDER 254/2016
ESC P/2020/0257 GRANTED 20/10/2020	, 6 PICKERING COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, , LL14 4DR	CANIATÂD ADEILAD RHESTREDIG I NEWID LLIW Y FFENESTRI A'R DRWS / LISTED BUILDING CONSENT TO CHANGE COLOUR OF WINDOWS AND DOOR
WRA P/2020/0272 GRANTED 15/10/2020	, 11, GOULBOURNE AVENUE, WREXHAM, LL13 9HQ, ,	ESTYNIAD CEFN / REAR EXTENSION
HOL P/2020/0286 GRANTED 09/10/2020	, FAIRVIEW HOUSE, CASTLE STREET, HOLT, WREXHAM, , LL13 9YL	AMNEWID FFENESTRI / REPLACEMENT WINDOWS
ESC P/2020/0287 REFUSED 07/10/2020	, CARETAKER HOUSE, HAFOD, RUABON, WREXHAM, , LL14 6HF	RHYDDHAU AMODAU 3 (GOLEUADAU), 6 (CADWRAETH MADFALLOD) A 7 (TIRLUNIO) CANIATÂD CYNLLUNIO P/2019/0898 / DISCHARGE OF CONDITIONS 3 (LIGHTING), 6 (NEWT CONSERVATION) AND 7 (LANDSCAPING) OF PLANING PERMISSION P/2019/0898
ABE P/2020/0292 GRANTED 01/10/2020	, 12, KELSO CLOSE, LLWYN ONN PARK, WREXHAM, LL13 0QN,	ESTYNIAD OCHR / SIDE EXTENSION

WRR P/2020/0308 GRANTED 20/10/2020	, TY GROSVENOR, 16 GROSVENOR ROAD, , WREXHAM, , LL11 1BU	CABAN NEWYDD, LLEOEDD PARCIO AC ADDASU'R STORFA FINIAU / NEW CABIN, PARKING SPACES AND ALTERATION OF BIN STORE
RHO P/2020/0309 GRANTED 28/09/2020	FORMER SUNDAY SCHOOL BUILDING ADJOINING, BETHLEHEM CHAPEL, HALL STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 2LG	RHYDDHAU AMOD 6 (AROLWG FFOTOGRAFFIG) O GANIATÂD CYNLLUNIO P/2014/0605 / DISCHARGE OF CONDITION 6 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION P/2014/0605
RHO P/2020/0310 GRANTED 28/09/2020	FORMER SUNDAY SCHOOL BUILDING ADJOINING, BETHLEHEM CHAPEL, HALL STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 2LG	RHYDDHAU AMOD 5 (AROLWG FFOTOGRAFFIG) O CANIATÂD ADEILAD RHESTREDIG P/2014/0606 / DISCHARGE OF CONDITION 5 (PHOTOGRAPHIC SURVEY) OF LISTED BUILDING CONSENT P/2014/0606
RHO P/2020/0311 GRANTED 28/09/2020	FORMER SUNDAY SCHOOL BUILDING ADJOINING, BETHLEHEM CHAPEL, HALL STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 2LG	RHYDDHAU AMOD 7 (AROLWG FFOTOGRAFFIG) O GANIATÂD CYNLLUNIO P/2014/0607 / DISCHARGE OF CONDITION 7 (PHOTOGRAPHIC SURVEY) OF PLANNING PERMISSION P/2014/0607
RHO P/2020/0312 GRANTED 28/09/2020	FORMER SUNDAY SCHOOL BUILDING ADJOINING, BETHLEHEM CHAPEL, HALL STREET, RHOSLLANERCHRUGOG, WREXHAM, , LL14 2LG	RHYDDHAU AMOD 5 (AROLWG FFOTOGRAFFIG) O CANIATÂD ADEILAD RHESTREDIG P/2014/0608 / DISCHARGE OF CONDITION 5 (PHOTOGRAPHIC SURVEY) OF LISTED BUILDING CONSENT P/2014/0608
WRA P/2020/0314 GRANTED 12/10/2020	, 7, YARWOOD DRIVE, , WREXHAM, , LL13 9UJ	TROSI GAREJ YN SALON YMBINCIO CWN / CONVERSION OF GARAGE TO DOG GROOMING SALON
LGC P/2020/0316 REFUSED 15/10/2020	, ODDI AR Y TWMPATH, , GLYN CEIRIOG, WREXHAM, , LL20 7LY	TROSI'R ADEILAD AMAETHYDDOL PRESENNOL YN OSODIAD GWYLIAU / CONVERSION OF EXISTING AGRICULTURAL BUILDING INTO HOLIDAY LET PROPERTY

WRA P/2020/0321 GRANTED 15/10/2020	, OAKLANDS, DEAN CLOSE, , WREXHAM, , LL13 9EL	RHEOLI COED O GORCHYMYN CADW COED 1993 RHIF 77 / TREE MANAGEMENT OF TREE PRESERVATION ORDER 1993 NO 77
GRE P/2020/0323 GRANTED 07/10/2020	, THE PIKEY, PIKEY LANE, GRESFORD, WREXHAM, , LL12 8TT	DIWYGIAD ANSYLWEDDOL I GANIATÂD CYNLLUNIO P/2019/0146 - DYLUNIAD YSTAFELL HAUL / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2019/0146 - SUN ROOM DESIGN
GLY P/2020/0334 GRANTED 12/10/2020	, CAPEL SION, PONTFADOG, LLANGOLLEN, WREXHAM, , LL20 7AS	RHYDDHAU AMOD 8 (FFENESTRI A DRYSAU), 9 (AROLWG FFOTOGRAFFIG) a 16 (LLEDI GWELEDIG) O GANIATÂD CYNLLUNIO P/2019/0828 / DISCHARGE OF CONDITION 8 (WINDOWS AND DOORS) 9 (PHOTOGRAPHIC SURVEY) AND 16 (VISIBILITY SPLAYS) OF PLANNING PERMISSION P/2019/0828
CHI P/2020/0342 GRANTED 15/10/2020	, 58 LINDEN AVENUE, LODGEVALE PARK, CHIRK, WREXHAM, , LL14 5ER	AMRYWIO AMOD 1 O GANIATÂD CYNLLUNIO P/2019/0045 - PARHAD I BARCIO AR GYFER 2 DACSI / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2019/0045 - CONTINUATION OF PARKING FOR 2 TAXIS
MAE P/2020/0348 GRANTED 20/10/2020	, CHURCH FARM, CHURCH ROAD, BETTISFIELD, WHITCHURCH, , SY13 2LB	PARLWR GODRO / MILKING PARLOUR
RUA P/2020/0351 GRANTED 20/10/2020	, 2 TAI CLAWDD, HIGH STREET, RUABON, WREXHAM, , LL14 6AB	CODI GAREJ YN YR ARDD GEFN / ERECTION OF GARAGE IN REAR GARDEN

WRA P/2020/0355 REFUSED 09/10/2020	, SUNNYSIDE, 10 RHOSNESNI LANE, , WREXHAM, , LL12 7LY	GWEITHFEYDD I GOED A WARCHODIR GAN ORCHYMYN CADW COED WMBC RHIF 21 / WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WMBC NO. 21
WRR P/2020/0362 GRANTED 08/10/2020	, THE WHITE HOUSE RESIDENTIAL CARE HOME, 5 GROVE ROAD, , WREXHAM, , LL11 1DY	RHYDDHAU AMODAU 3 (DEUNYDDIAU), 4, 5 A 6 (COED), 7 (ADRANNAU) AC 8 (TIRLUNIO) O P/2019/0576 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 4, 5 AND 6 (TREES), 7 (SECTIONS) AND 8 (LANDSCAPING) OF P/2019/0576
MAR P/2020/0363 REFUSED 25/09/2020	, LAND WEST OF, SESSWICK WAY, MARCHWIEL, WREXHAM, , LL13 0TF	TY GWYDR GYDA CHYFLEUSTER PACIO A SWYDDFEYDD, CANOLFAN YNNI, GWAITH ADFER A CHRONFEYDD DWR / GLASSHOUSE WITH PACKING FACILITY AND OFFICES, ENERGY CENTRE, RECOVERY PLANT AND RESERVOIRS
WRO P/2020/0367 GRANTED 20/10/2020	, 6, EMPRESS ROAD, , WREXHAM, , LL13 7UN	PORCH BLAEN / FRONT PORCH
CHI P/2020/0368 GRANTED 09/10/2020	, TREVOR HOUSE, TREVOR ROAD, CHIRK, WREXHAM, , LL14 5HD	CODI GORON CODEN O FEWN ARDAL GADWRAETH / CROWN LIFT TREE IN A CONSERVATION AREA
BRN P/2020/0369 GRANTED 20/10/2020	, WOLVESACRE HALL, ISCOYD, WHITCHURCH, SY13 3AS, ,	CYMERADWYAETH YMLAEN LLAW AR GYFER ADLEOLI ADEILAD FFERM / PRIOR APPROVAL FOR RELOCATION OF FARM BUILDING
COE P/2020/0370 GRANTED 08/10/2020	LAND SOUTH OF, NANT COTTAGE, LOWER ROAD, COEDPOETH, WREXHAM, , LL11 3TP	OUTLINE APPLICATION (ALL MATTERS RESERVED) FOR 1 DWELLING WITH ASSOCIATED ACCESS TO DWELLING AND PADDOCK BELOW

WRR P/2020/0372 GRANTED 15/10/2020	, WREXHAM GENERAL RAILWAY STATION, STATION APPROACH, , WREXHAM, , LL11 2AA	CANIATÂD ADEILAD RHESTREDIG AR GYFER CYFLEUSTERAU NEWID NEWYDD AC UWCHRADDIO'R BLOC TOILEDAU AR BLATFFORM 1, UWCHRADDIO'R YSTAFELL AROS AR BLATFFORM 2/3, GOSOD 2 ARWYDD CYFEIRIADOL AR YR ADEILAD RHESTREDIG AC ARWYDD TOTEM WITH FYNEDFA PLATFFFORM 4 / LISTED BUILDING CONSENT FOR NEW CHANGING FACILITIES AND UPGRADE OF TOILET BLOCK ON PLATFORM 1, UPGRADE OF WAITING ROOM ON PLATFORM 2/3, INSTALLATION OF 2 DIRECTIONAL SIGNS ON LISTED BUILDING AND TOTEM SIGN AT ENTRANCE TO PLATFORM 4
MAR P/2020/0377 GRANTED 12/10/2020	, 1 ROSE COTTAGES, WREXHAM ROAD, MARCHWIEL, WREXHAM, , LL13 0PW	ESTYNIAD CEFN / OCHR A GAREJ AR WAHAN REAR / SIDE EXTENSION AND DETACHED GARAGE (ACCESSED FROM REAR GARAGE COURT OFF PIERCY AVENUE)
WRO P/2020/0380 REFUSED 15/10/2020	LAND TO THE REAR OF, 17 TO 19, , PEN Y BRYN, WREXHAM, , LL13 7HU	TROSI I STIWDIO GELF, ORIEL A SIOP GYDA FFLAT UWCHBEN / CONVERSION TO ART STUDIO, GALLERY AND SHOP WITH APARTMENT ABOVE
WRA P/2020/0392 GRANTED 20/10/2020	, 5, MAESYDRE, WREXHAM, LL12 7AS, ,	ESTYNIAD CEFN / REAR EXTENSION
BAN P/2020/0397 GRANTED 09/10/2020	, WOODSIDE, CLOY, BANGOR ON DEE, WREXHAM, , LL13 0DJ	ESTYNIAD DEULAWR AR Y CEFN / TWO STOREY REAR EXTENSION
GRE P/2020/0400 REFUSED 05/10/2020	, 27, SUNNYRIDGE AVENUE, MARFORD, WREXHAM, , LL12 8TE	CODI GAREJ DRIPHLYG AR WAHÂN / ERECTION OF DETACHED TRIPLE GARAGE

HOL P/2020/0408 GRANTED 15/10/2020	, ACADEMY GARAGE, CASTLE STREET, HOLT, WREXHAM, , LL13 9YL	AMRYWIO AMOD 1 O GANIATÂD CYNLLUNIO P/2015/0417 (CODI 4 ANNEDD) I YMESTYN Y CYFNOD AMSER AR GYFER CYCHWYN Y DATBLYGIAD / VARIATION OF CONDITION 1 OF PLANNING PERMISSION P/2015/0417 (ERECTION OF 4 DWELLINGS) TO EXTEND TIME PERIOD FOR COMMENCEMENT OF DEVELOPMENT
ROS P/2020/0409 GRANTED 06/10/2020	ORCHARD HOUSE, TREVALYN MANOR, MANOR LANE, ROSSETT, WREXHAM, , LL12 0AQ	DIWYGIAD ANSYLWEDDOL I GANIATÂD CYNLLUNIO P/2012/0510 I NEWID O DO SOLET I TO GWYDR / NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2012/0510 TO CHANGE FROM SOLID ROOF TO GLASS ROOF CONSTRUCTION
COE P/2020/0411 GRANTED 15/10/2020	, 11, POPLAR CLOSE, COEDPOETH, WREXHAM, , LL11 3LZ	CODI FFENSYS NEWYDD (YN OL EDRYCH) / ERECTION OF REPLACEMENT FENCING (IN RETROSPECT)
ESC P/2020/0412 GRANTED 20/10/2020	LONG BARN, 3 PICKERING COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, , LL14 4DR	CANIATÂD ADEILAD RHESTREDIG AR GYFER AILOSOD DRWS FFYRYNT / LISTED BUILDING CONSENT FOR REPLACEMENT FRONT DOOR
WRO P/2020/0413 GRANTED 09/10/2020	, 1 HIGH RIDGE DRIVE, BERSHAM ROAD, , WREXHAM, , LL14 4JD	CODI SIED ARDD / ERECTION OF GARDEN SHED
WRO P/2020/0426 GRANTED 30/09/2020	, WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, , WREXHAM, , LL13 7TD	ESTYNIAD SWYDDFA UNLLAWR / SINGLE STOREY OFFICE EXTENSION

WRO P/2020/0428 GRANTED 30/09/2020	, YALE HOSPITAL, CROESNEWYDD ROAD, , WREXHAM, , LL13 7YP	CADW PORTACABINAU AM 5 MLYNEDD (A RODDWYD YN GYNT TRWY GANIATÂD CYNLLUNIO P/2015/0476 / RETENTION OF PORTACABINS FOR 5 YEARS (PREVIOUSLY GRANTED BY PLANNING PERMISSION P/2015/0476)
WRO P/2020/0429 GRANTED 15/10/2020	, 49, FOXWOOD DRIVE, WREXHAM, , LL14 4JA,	ESTYNIAD OCHR A CHEFN UNLLAWR / SINGLE-STOREY SIDE AND REAR EXTENSION
WRR P/2020/0431 GRANTED 09/10/2020	, 6, EDINBURGH ROAD, WREXHAM, , , LL11 2RG	ESTYNIAD OCHR A CHEFN UNLLAWR / SINGLE STOREY SIDE AND REAR EXTENSION
ESC P/2020/0432 REFUSED 20/10/2020	, 22, HENRY STREET, RHOSTYLLEN, WREXHAM, , LL14 4DA	ESTYNIAD DEULAWR I'R CEFN / TWO-STOREY REAR EXTENSION
WRO P/2020/0434 GRANTED 30/09/2020	UNIT 1, CHESNEY COURT, RHYD BROUGHTON LANE, , WREXHAM, , LL13 7YP	LLEOLI PORTACABIN DROS DRO (YN ÔL DREMIOL) / TEMPORARY SITING OF PORTACABIN (IN RETROSPECT)
WRR P/2020/0436 GRANTED 20/10/2020	, WREXHAM BUS STATION, LORD STREET, , WREXHAM, , LL11 1LF	CANIATÂD HYSBYSEBU AR GYFER ARWYDDION FFASGIA BLAEN SIOP / ADVERTISEMENT CONSENT FOR SHOPFRONT FASCIA SIGNAGE
CEF P/2020/0438 REFUSED 20/10/2020	LAND ADJOINING, POPLAR HOUSE, BOWERS ROAD, ACREFAIR, WREXHAM, , LL14 3TL	TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER MYNEDIAD PRESENNOL I GERBYDAU A CHERDDWYR / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING VEHICULAR AND PEDESTRIAN ACCESS

GWE P/2020/0442 GRANTED 09/10/2020	BRADLEY AND GWERSYLLT SPORTS CLUB, CRICKET GROUND, PARK WALL ROAD, BRADLEY, WREXHAM, , LL11 4DA	SEFYDLU CYNHWYSYDD STORIO / SITING OF STORAGE CONTAINER AND ENCLOSURE
WRA P/2020/0445 GRANTED 13/10/2020	, CROWN BUILDINGS, 31 CHESTER STREET, , WREXHAM, , LL13 8AT	ADNEWYDDU ADEILAD SWYDDFA AC ESTYNIAD AR Y LLAWR GWAELOD / REFURBISHMENT OF OFFICE BUILDING AND GROUND FLOOR EXTENSION
ROS P/2020/0448 GRANTED 15/10/2020	ORCHARD HOUSE, TREVALYN MANOR, MANOR LANE, ROSSETT, WREXHAM, , LL12 0AQ	CANIATAD ADEILAD RHESTREDIG AR GYFER YSTAFELL HAUL (DIWYGIADAU I GANIATAD ADEILAD RHESTREDIG P/2012/0511) / LISTED BUILDING CONSENT FOR SUN ROOM (AMENDMENTS TO LISTED BUILDING CONSENT P/2012/0511
ROS P/2020/0450 GRANTED 20/10/2020	BRIARLEY, BURTON ROAD, BURTON, ROSSETT, WREXHAM, , LL12 0HY	NEWIDIADAU I FYNEDIAD GERBYDAU / ALTERATIONS TO VEHICULAR ACCESS
BAN P/2020/0451 GRANTED 05/10/2020	, ALTHREY WOODHOUSE, , BANGOR ON DEE, WREXHAM, , LL13 0DA	ANNEDD NEWYDD / REPLACEMENT DWELLING
RUA P/2020/0452 GRANTED 20/10/2020	, 127, ALBERT GROVE, RUABON, WREXHAM, , LL14 6AG	ESTYNIAD OCHR UNLLAWR / SINGLE-STOREY SIDE EXTENSION
W04000897 P/2020/0454 GRANTED 15/10/2020	, NEWHAVEN, CHURCH STREET, HOLT, WREXHAM, , LL13 9JP	GOSOD DRWS FFRYNT NEWYDD / INSTALLATION OF REPLACEMENT FRONT DOOR
ABE P/2020/0456 GRANTED 05/10/2020	ROWAN FOODS LTD, OSCAR MAYER LTD, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UG	AMNEWID OFFER GWAITH TRIN ELIFIANT / REPLACEMENT EFFLUENT TREATMENT PLANT EQUIPMENT

WRR P/2020/0464 GRANTED 15/10/2020	, STABLER HOUSE, STABLER CRESCENT, GARDEN VILLAGE, WREXHAM, , LL11 2TL	GWAITH I GOEDEN SYCAMORWYDDEN A CHOEDEN CEIRIOS A DDIOGELIR GAN ORCHYMYN CADW COED RHIF 2 / WORKS TO SYCAMORE TREE AND CHERRY TREE PROTECTED BY TREE PRESERVATION ORDER NO 2
WRR P/2020/0467 GRANTED 15/10/2020	, 16, WESTON DRIVE, , WREXHAM, , LL11 2DE	GAREJ NEWYDD GYDA ARDAL EISTEDD / YMARFER CORFF DAN DO A STORFA BONCYFFION / REPLACEMENT GARAGE WITH ATTACHED UNDER COVER SEATING / EXERCISE AREA AND LOG STORE
WRO P/2020/0468 GRANTED 15/10/2020	, BRYNYCABANAU PARK, BRYNYCABANAU ROAD, , WREXHAM, , LL13 7BH	CAIS AM WAITH I GOEDEN SYCAMORWYDDEN A DDIOGELIR GAN ORCHYMYN CADW COED - CODI'R GORON I 4.5M UWCHLAW EIDDO A THARGEDU TOCIO YN GLIR O'R ADEILADAU / APPLICATION FOR WORKS TO SYCAMORE TREE PROTECTED BY TREE PRESERVATION ORDER - CROWN RAISE TO 4.5 M ABOVE PROPERTY AND TARGET PRUNE CLEAR OF BUIDINGS
ABE P/2020/0471 GRANTED 20/10/2020	, LAND SOUTH OF, ASH ROAD SOUTH, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UG	ESTYNIAD YSTAFELL PEIRIANNOL, ADEILAD GWASANAETHAU, TANCIAU TAENELLU A PHWMPDY / PLANT ROOM EXTENSION, SERVICES BUILDING, SPRINKLER TANKS AND PUMP HOUSE
LGC P/2020/0476 WITHDRAWN 22/10/2020	, ODDI AR Y TWMPATH, , GLYN CEIRIOG, WREXHAM, , LL20 7LY	TROSI ADEILAD AMAETHYDDOL YN OSOD GWYLIAU A CHREU MYNEDIAD NEWYDD A DREIF NEWYDD I'R GOSODIAD GWYLIAU AC I'R ANNEDD BRESENNOL / CONVERSION OF AGRICULTURAL BUILDING TO HOLIDAY LET AND CONSTRUCTION OF NEW ACCESS AND DRIVE TO HOLIDAY LET AND EXISTING DWELLING
MIN P/2020/0479 GRANTED 15/10/2020	, AELWYD, PENTRE, MINERA, WREXHAM, , LL11 3DP	HYSBYSIAD O GYNNIG ARFAETHEDIG I DYNNU COEDEN HEMLOG (O FEWN ARDAL GADWRAETH) / NOTIFICATION OF PROPOSED REMOVAL OF HEMLOCK TREE (WITHIN A CONSERVATION AREA)

PEN P/2020/0483 GRANTED 15/10/2020	, BROOKSIDE COTTAGE, POPLAR ROAD, PENYCAE, WREXHAM, , LL14 2PY	CAIS AM GWAITH I COED A DRIOGELIR GAN ORCHYMYN CADW COED / APPLICATION FOR WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER
WOR P/2020/0486 GRANTED 20/10/2020	, 5, WHITEHOUSE MEWS, WORTHENBURY, WREXHAM, , LL13 0AW	ESTYNIAD DEULAWR I'R OCHR / TWO-STOREY SIDE EXTENSION
WRO P/2020/0488 REFUSED 05/10/2020	, UNITS 2 AND 3 COUNTERPOINT, REGENT STREET, , WREXHAM, , LL13 7SU	GOSOD UNED ARDDANGOS HYSBYSEBU DDIGIDOL ANNIBYNOL 1 x 48 DDALEN / INSTALLATION OF 1 x 48 SHEET FREE STANDING DIGITAL ADVERTISING DISPLAY UNIT
MIN P/2020/0493 GRANTED 09/10/2020	, PANT TEG, FFORDD ISAF, GWYNFRYN, WREXHAM, , LL11 5TS	ESTYNIADAU I'R ANNEDD A CHODI GAREJ DDWBL/ EXTENSIONS TO DWELLING AND ERECTION OF DOUBLE GARAGE
ESC P/2020/0504 GRANTED 15/10/2020	, 2, MILL TERRACE, BERSHAM, WREXHAM, , LL14 4LP	CANIATAD ADEILAD RHESTREDIG I OSOD GOLAU TO YN Y PORTH CEFN / LISTED BUILDING CONSENT TO INSTALL ROOF LIGHT TO THE REAR PORCH
MAE P/2020/0509 GRANTED 06/10/2020	, BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM, , LL13 0LP	CAIS GYMERADWYO MANYLION A GEDWIR YN ÔL AMODAU 6 (TIRLUNIO), 9 (MANYLION ADEILADU) A 10 (DEUNYDDIAU) O P/2018/0608 / APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (LANDSCAPING), 9 (SITE LAYOUT CONSTRUCTION DETAILS) AND 10 (MATERIALS) OF P/2018/0608

WRC P/2020/0512 GRANTED 20/10/2020	, 21, EAGLES MEADOW, , WREXHAM, , LL13 8DG	ARDDANOS ARWYDD FFASGIA WEDI'I OLEUO'N FEWNOL / DISPLAY OF INTERNALLY ILLUMINATED FASCIA SIGN
WRC P/2020/0513 GRANTED 20/10/2020	, 1 TO 3, PRINCE CHARLES ROAD, , WREXHAM, , LL13 8TG	GOSOD 1 CYDDWYSYDD, 1 PECYN RHEWEIDDIO A 3 UNED AERDYMHERU YN Y COMPOUND OFFER WEDI'I AMGYLCHYNU GAN FFENSYS YN Y CEFN / INSTALLATION OF 1 CONDENSER, 1 REFRIGERATION PACK AND 3 PAIR CONDITIONING UNITS WITHIN THE PLANT COMPOUND SURROUNDED BY FENCING AT THE REAR
WRC P/2020/0515 APPROVED 16/10/2020	, 1 TO 3, PRINCE CHARLES ROAD, , WREXHAM, , LL13 8TG	CAIS I GYMERADWYO MANYLION YN ÔL AMODAU 4 (CYNLLUN RHEOLI CYFLENWI GWASANAETH) A 5 (MANYLION FFENS ACWSTIG) O P/2019/0841 / APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 4 (SERVICE DELIVERY MANAGEMENT PLAN) AND 5 (ACOUSTIC FENCE DETAILS) OF P/2019/0841
ROS P/2020/0520 GRANTED 30/09/2020	THE STONE HOUSE, LLAY ROAD, BURTON, ROSSETT, WREXHAM, , LL12 0HS	PWLL NOFIO AWYR AGORED ARFAETHEDIG / PROPOSED OUTDOOR SWIMMING POOL
ESC P/2020/0524 WITHDRAWN 30/09/2020	, PLAS GRONO FARM, ERDDIG, WREXHAM, LL13 0YR, ,	CODI PWLL NOFIO DAN DO / ERECTION OF INDOOR SWIMMING POOL
GWE P/2020/0525 GRANTED 20/10/2020	, LIDL SUPERMARKET, HOPE STREET, GWERSYLLT, WREXHAM, , LL11 4AP	CODI CYFANSODDYN PEIRIANNAU A GOSOD PEIRIANNAU ALLANOL / ERECTION OF PLANT COMPOUND AND INSTALLATION OF EXTERNAL PLANT
MAR P/2020/0527 GRANTED 15/10/2020	, 8, THE RIDGEWAY, MARCHWIEL, WREXHAM, , LL13 0SB	CREU MYNEDIAD NEWYDD I GERBYDAU / CONSTRUCTION OF NEW VEHICULAR ACCESS

ESC P/2020/0532 GRANTED 20/10/2020	, 3 MILL TERRACE, , BERSHAM, WREXHAM, , LL14 4LP	AIL-WYNEBU'R DREIF GRAEAN BRESENNOL I'R TU BLAEN A'R OCHR GYDA PALMANT BLOC / RE-SURFACING EXISTING GRAVEL DRIVEWAY TO THE FRONT AND SIDE WITH BLOCK PAVING
MIN P/2020/0536 GRANTED 15/10/2020	, SEPTEMBER COTTAGE, ALLT Y PENTREF, GWYNFRYN, WREXHAM, , LL11 5YY	GAREJ AR WAHAN / DETACHED GARAGE
BRY P/2020/0537 GRANTED 20/10/2020	, LYNDAL, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5UB,	ESTYNIAD CEFN DEULAWR GYDA BALCONI MEWNOSOD A THO TALCEN NEWYDD / TWO-STOREY REAR EXTENSION WITH INSET BALCONY AND NEW GABLE ROOF
WRO P/2020/0540 GRANTED 15/10/2020	, 4, Ffordd Glyn, , WREXHAM, , LL13 7QN	ESTYNIAD DEULAWR I'R CEFN / TWO- STOREY REAR EXTENSION
WRR P/2020/0542 GRANTED 15/10/2020	, 23, SANDRINGHAM ROAD, WREXHAM, , , LL11 2RF	ESTYNIAD CEFN UNLLAWR GYDA GAREJ A STORFA NEWYDD / SINGLE- STOREY REAR EXTENSION WITH REPLACEMENT GARAGE AND STORE
ROS P/2020/0545 GRANTED 25/09/2020	, BARTON HOUSE, DARLAND LANE, ROSSETT, WREXHAM, , LL12 0EL	DIWYGIAD ANSYLWEDDOL I GANIATÂD CYNLLUNIO P/2016/0303 - LLUNWEDD Y SAFLE / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2016/0303 - SITE LAYOUT
ABE P/2020/0552 GRANTED 21/10/2020	, HYDRO ALUMINIUM DEESIDE LTD, BRIDGE ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9PS	RHYDDHAU AMOD 5 AC 8 O GANIATAD CYNLLUNIO P/2019/0558 (ECOLEG) / DISCHARGE OF CONDITIONS 5 AND 8 OF PLANNING PERMISSION P/2019/0558 (ECOLOGY)

HOL P/2020/0572 GRANTED 16/10/2020	, HOLT HILL, GREEN STREET, HOLT, WREXHAM, , LL13 9JF	RHYDDHAU AMODAU 8 (ADRODDIAD STRWYTHUROL) A 11 (GOLEUO) O GANIATÂD ADEILAD RHESTREDIG P/2020/0065 / DISCHARGE OF CONDITIONS 8 (STRUCTURAL REPORT) AND 11 (LIGHTING) OF LISTED BUILDING CONSENT P/2020/0065
HOL P/2020/0573 GRANTED 16/10/2020	, HOLT HILL, GREEN STREET, HOLT, WREXHAM, , LL13 9JF	RHYDDHAU AMOD 10 (MANYLION Y TO) O GANIATÂD ADEILAD RHESTREDIG P/2020/0065 / DISCHARGE OF CONDITION 10 (ROOF DETAILS) OF LISTED BUILDING CONSENT P/2020/0065
HOL P/2020/0574 GRANTED 16/10/2020	, HOLT HILL, GREEN STREET, HOLT, WREXHAM, , LL13 9JF	RHYDDHAU AMODAU 13 (GOLEUADAU TO) A 15 (DRYSAU) O GANIATÂD ADEILAD RHESTREDIG P/2020/0065 / DISCHARGE OF CONDITIONS 13 (ROOFLIGHTS) AND 15 (DOORS) OF LISTED BUILDING CONSENT P/2020/0065
HOL P/2020/0575 GRANTED 16/10/2020	, HOLT HILL, GREEN STREET, HOLT, WREXHAM, , LL13 9JF	RHYDDHAU AMODAU 3 (SAMPLAU DEUNYDD), 7 (CYFARFOD) A 14 (DRYSAU) O GANIATÂD ADEILAD RHESTREDIG P/2020/0065 / DISCHARGE OF CONDITIONS 3 (MATERIAL SAMPLES), 7 (MEETING) AND 14 (DOORS) OF LISTED BUILDING CONSENT P/2020/0065
HOL P/2020/0582 GRANTED 16/10/2020	, HOLT HILL, GREEN STREET, HOLT, WREXHAM, , LL13 9JF	RHYDDHAU AMOD 6 MANYLION O GANIATAD ADEILAD RHESTREDIG P/2020/0065 / DISCHARGE OF CONDITION 6 (PLASTER DETAILS) OF LISTED BUILDING CONSENT P/2020/0065
HOL P/2020/0583 GRANTED 07/10/2020	, 10, CHERRY ORCHARD, HOLT, WREXHAM, , LL13 9AH	TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD CEFN UNLLAWR / LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION

COE P/2020/0584 GRANTED 15/10/2020	, THE OLD STONE WORKSHOP, RUTHIN ROAD, COEDPOETH, WREXHAM, , LL11 3BP	RHYDDHAU AMODAU 3 (DEUNYDDIAU), 7 (TIRLUNIO) A 9 (FFENESTRI A DRYSAU) O CANIATAD CYNLLUNIO P/2018/1024 / DISCHARGE OF CONDITIONS 3 (MATERIALS), 7 (LANDSCAPING) AND 9 (WINDOWS AND DOORS) OF PLANNING PERMISSION P/2018/1024
LLR P/2020/0586 GRANTED 08/10/2020	, LLANERCH BACH, PEN Y GRAIG, FRONCYSYLLTE, WREXHAM, , LL20 7RT	NEWIDIADAU ANSYLWEDDOL I GANIATAD CYNLLUNIO P/2018/0865 - DRYCHIADAU A CYNLLUNIAU LLAWR / NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0865 - ELEVATION AND FLOOR PLANS
MAE P/2020/0612 GRANTED 14/10/2020	, BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM, , LL13 0LP	NEWIDIADAU ANSYLWEDDOL I MATERION NEILLTUEDIG P/2018/0608 - DRYCHIADAU / NON-MATERIAL AMENDMENT TO RESERVED MATTERS P/2018/0608 - ELEVATIONS