

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

Applicant	MARK WILLIAMS MOSS HOMES LTD	Code No	GWE P/2020/0108
Agent	MTP TOWN PLANNING LTD PETER MILLER 31 PARK ROAD WEST CURZON PARK CHESTER CH4 8BQ	Date Received	14/02/2020 02/11/2020
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

, CAR PARK OF FORMER BLACK HORSE INN, TOP ROAD, SUMMERHILL,
WREXHAM, LL11 4TA,

Description of application

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

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

GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	02/11/2020	Planning permission issued

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

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

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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
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.

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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 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.

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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.
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.

Note(s) to applicant



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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