

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



Applicant	MR JAMES ELLIS	Code Number	WRO P/2020/0505
Agent	MR JAMES ELLIS 23 MILLBANK RISE KINGSMILLS WREXHAM LL13 0YU	Date Received	06/05/2020
		Decision Date	01/03/2021

Town and Country Planning Act, 1990

Location of application

, LAND OFF, BELGRAVE ROAD, , WREXHAM, , LL13 7ES

Description of application

ANNEDD AR WAHAN (NEWID I GANIATAD CYNLLUNIO P/2015/0580) /
DETACHED DWELLING (AMENDMENT TO PLANNING PERMISSION
P/2015/0580)

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

Revision	Date	Description of Decision
0		Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) Location Plan Revision E, Proposed Floor Plans Revision C and Proposed Elevations Revision E and as contained within the application documentation.
3. 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.

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4. No part of the development shall commence until an investigation, by air-spade or hand digging, has been undertaken to determine whether tree roots are present in the ground within the footprint of the proposed development. The investigation shall be supervised by a qualified arboriculturist and the results of this investigation together with any necessary methods for minimising impact upon trees shall be submitted to and approved in writing by the Local Planning Authority. Where measures to minimise the impact upon trees are required, the development shall be carried out in strict accordance with the measures as approved.

5. Prior to their use on the development samples of all external facing and roofing materials as well as the materials to be used on the parking area/driveway shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

6. Prior to their installation on the building, drawings to scale 1:5 and 1:20 fully detailing all new or replacement windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, decorative/protective finishes, method of opening and glazing type and include cross sections for glazing bars, sills and heads etc. The works shall only be carried out in strict accordance with such details as are approved.

7. Prior to their installation on the building, drawings to a scale of 1:5 fully detailing the proposed verge and eaves design, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the proposed materials and finishes to the verges, bargeboards and soffits. The works shall only be carried out in strict accordance with such details as are approved.

8. Prior to commencement of development drawings at a scale of 1:20 shall be submitted showing the proposed chimneys, including their height and details of any decorative features. The works shall be carried out in accordance with such details as are approved.

9. The dwelling shall not be occupied until a scheme of boundary treatment has been implemented in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority.

10. The vehicular parking and turning areas as shown on Location Plan Revision E 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.

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11. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.

12. 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 across the access within 5 metres of the highway boundary under Class A, of Schedule 2 Part 2

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 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.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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9. 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.

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

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



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm