

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 JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13, SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF SEION CHAPEL, PONTFADOG, LLANGOLLEN, LL20 7AS

Description of application

RESIDENTIAL DEVELOPMENT FOR 6 NO. DWELLINGS AND ASSOCIATED NEW VEHICULAR ACCESS

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

EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
H5	Housing in the countryside
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	04/03/2019	PLANNING PERMISSION ISSUED
1	09/09/2019	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0832:

Applicant MR JULIAN MORRIS
GARETH MORRIS
CONSTRUCTION

Code Number GLY P/2018/0832

Agent MR GARETH EDWARDS
DPA LTD
SALOP HOUSE
13
SALOP RPAD
OSWESTRY
SY11 2NR

Date Received 01/10/2018

Decision Date 04/03/2019

		CONDITION 3 - SUBMISSION OF SAMPLES OF ALL EXTERNAL FACING AND ROOFING MATERIALS CONDITION 8 - SUBMISSION OF A SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE CONDITION 11 - SUBMISSION OF A SCHEME OF SUITABLE POLLUTION PREVENTION MEASURES CONDITION 15 - SUBMISSION OF A SCHEME OF DETAILS OF HIGHWAY CONSTRUCTION CONDITION 20 - SUBMISSION OF A DETAILED ARBORICULTURAL METHOD STATEMENT CONDITION 21 - SUBMISSION OF FULL DETAILS OF THE ARBORICULTURAL SUPERVISION OF TREE PROTECTION MEASURES CONDITION 26 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN INCLUDING PROVISION FOR CONTRACTOR PARKING
2	17/11/2020	P/2020/0630 - DISCHARGE OF CONDITIONS 4 (LANDSCAPING), 12 (EXTERNAL LIGHTING) AND 16 (FOOTWAY) OF P/2018/0832

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.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered: 17101 P-02 Rev J, 17101 P-30 Rev B, 17101 P-10 Rev E, 17101 P-20 Rev E, 17101 P-11 Rev B and as contained within the application documentation.

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

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Materials:

External Facing - Monocouche Render – Colour Buff

Roofing – Samaca Grey/Black Roof Slate

4. Within 3 months of commencement of development, full details of both hard and soft landscape works, to include native planting and boundary treatments within and around the site, shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a timescale for the implementation of works, and shall provide for ecological improvement / habitat creation and enhancement in the soft landscape areas for the benefit of biodiversity conservation specifically tailored to the landscape features.

Approval: 17.11.2020 **Reference Number:** P/2020/0630

By: Wrexham County Borough Council

Approved Landscape Plan Ref: 19/10/PP/01 Rev B – Tirlun Barr

5. The landscaping, planting and boundary treatment 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, planting and boundary treatment scheme implemented in connection with condition no. 5 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

7. 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.

8. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Drainage Plan Refs: 356-18-01 Rev A, 356-18-06, 356-18-015, 356-18-25 and 356-18-30

Approved Drainage Design Ref: Flow v.81 – Sumner Consultancy

Approved Maintenance and Management Plan Ref: GMC - Dated JUNE 2019

9. No part of the development shall be occupied until the drainage scheme for the site has been completed in accordance with condition no. 8. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

10. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole or beyond reference number SJ23384202 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

11. No part of the development shall be commenced until a scheme of suitable pollution prevention measures has been submitted to and approved in writing by the Local Planning Authority.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Plan Ref: 356-18-015

12. Prior to first use of the development, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and
- b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

Approval: 17.11.2020 **Reference Number:** P/2020/0630

By: Wrexham County Borough Council

Approved Lighting Scheme Ref: Lighting Reality Ltd – Dated 18 July 2019

13. Prior to first use of the development the site shall be laid out in strict accordance with layout plan No. 17101 P-02 Rev J.

14. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plan nos. 17101 P-02 Rev J and 17101 P-30 Rev B. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

15. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) New 1.4 metre wide footway along the site frontage,
- 2) Road widening scheme, and
- 3) Boundary wall along the highway frontage.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

The scheme as is approved shall be fully implemented prior to first use of the development.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Highway Plan Refs: 356-18-05, 356-18-19 and 356-18-20

16. Prior to first use of the development, a 1.4 metre wide footway shall be constructed across the site frontage in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

Approval: 17.11.2020 **Reference Number:** P/2020/0630

By: Wrexham County Borough Council

Approved Highway Plan Refs: 356-18-05, 356-18-19 and 356-18-20

17. The vehicular access hereby approved shall be a minimum width of 5 metres.

18. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.

19. 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.

20. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Arboricultural Method Statement Ref: OOTC/PC19/325/MS Old Oak Tree Care Dated 9 July 2019

21. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Arboricultural Supervision Ref: OOTC/PC19/325/MS Old Oak Tree Care Dated 9 July 2019

23. 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 further development shall take place under Classes A, B, C, D, E, F or G of Schedule 2, Part 1, other than the development hereby granted permission.

24. 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 or constructed on any part of the site.

25. The site shall be developed in strict accordance with the ground and / or floor levels shown on the approved plan ref: 17101 P-30 Rev B. No changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

26. Prior to the commencement of the development a construction traffic management plan including provision for contractor parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the details as be approved.

Approval: 09.09.2019 **Reference Number:** P/2019/0524

By: Wrexham County Borough Council

Approved Plan Ref: HSF017 – Site Traffic Management Plan V1.O Dated 05 Jan 2015

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.
 4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
 7. 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.
 8. To ensure satisfactory drainage of the site and to avoid flooding.
 9. To ensure satisfactory drainage of the site and to avoid flooding.
 10. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
 11. To minimise any impacts of the development upon sensitive receptors.
 12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
- To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

13. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
14. To ensure the formation of a safe and satisfactory access.
15. In the interests of highway safety.
16. In the interests of highway safety.
17. To ensure the formation of a safe and satisfactory access.
18. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
19. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
20. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
21. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
23. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
24. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
25. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
26. In the interests of highway safety and the amenities of the occupiers of nearby properties.

Note(s) to applicant

The Order commencing Schedule 3 of the Flood and Water Management Act 2010 for Wales was made on 1 May 2018. The legislation, along with the regulations necessary for its implementation, came into effect on 7 January 2019. This requires that all new development that is for more than one property, or has a construction area greater than 100 square meters, must obtain SuDS Approving Body (SAB) approval before beginning construction. Transitional provisions have been included so that after the 7th January 2019 SAB approval will not be required for developments where a valid planning application has been submitted before the 7th January 2019, provided that an application to discharge any associated drainage conditions is validated prior to the 7th of January 2020. Otherwise, SAB approval will be required prior to the commencement of any works on site.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

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 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.

Applicant	MR JULIAN MORRIS GARETH MORRIS CONSTRUCTION	Code Number	GLY P/2018/0832
Agent	MR GARETH EDWARDS DPA LTD SALOP HOUSE 13 SALOP RPAD OSWESTRY SY11 2NR	Date Received	01/10/2018
		Decision Date	04/03/2019

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.



Officer Appointed for this purpose
Head of Environment and Planning

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