

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	MS BRONWEN ROBERTS	Code No	LLR P/2020/0207
Agent	CITY ARCHITECTURAL MR KEITH JONES HOLLY HOUSE GUIDEN SUTTON LANE GUILDEN SUTTON CH3 7EX	Date Received	27/01/2020 02/11/2020
		Decision Date	

Town and Country Planning Act, 1990

Location of application

LAND AT THE COTTAGE, GARTH ROAD, GARTH, LLANGOLLEN,
WREXHAM, , LL20 7UR

Description of application

CODI ANNEDD AR WAHAN / ERECTION OF DETACHED DWELLING

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	02/11/2020	Planning permission issued

Particulars of decision that Outline Planning Permission be GRANTED Subject to the following:-

Condition(s)

- Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - the layout of the building(s)
 - the scale of the building(s)
 - the appearance of the building(s)
 - the landscaping of the site
- 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.
- 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.

Applicant	MS BRONWEN ROBERTS	Code No	LLR P/2020/0207
Agent	CITY ARCHITECTURAL MR KEITH JONES HOLLY HOUSE GUIDEN SUTTON LANE GUILDEN SUTTON CH3 7EX	Date Received	27/01/2020 02/11/2020
		Decision Date	

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 access

The 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 strict accordance with the details shown on drawings 0765/PL02/B and 0765/PL06 and the details required by condition 05.

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.

Applicant	MS BRONWEN ROBERTS	Code No	LLR P/2020/0207
Agent	CITY ARCHITECTURAL MR KEITH JONES HOLLY HOUSE GUIDEN SUTTON LANE GUILDEN SUTTON CH3 7EX	Date Received	27/01/2020 02/11/2020
		Decision Date	

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.

Note(s) to applicant



**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