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Tuesday, 23 February 2021
David Williams

planning_admin@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, 1 MARCH 2021** 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.

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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 1 February 2021
(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 (Pages 11 - 12)

4a APPLICATION NO: P2020/0505 - LAND OFF BELGRAVE ROAD, WREXHAM, LL13 7ES

(Pages 13 - 24)

4b APPLICATION NO: P/2020/0510 - LINDOP GARAGE, GLANLLYN ROAD, BRADLEY, WREXHAM, LL11 4DA

(Pages 25 - 36)

4c APPLICATION NO: P/2020/0627 - WRENBURY COURT, WRENBURY WAY, CEFN MAWR, WREXHAM, LL14 3NE

(Pages 37 - 58)

4d APPLICATION NO: P/2020/0643 - WILLOW COTTAGE, PARK STREET, RUABON, WREXHAM, LL14 6LE

(Pages 59 - 66)

4e APPLICATION NO: P/2020/0813 - 2 STANSTY ROAD, WREXHAM, LL11 2ET

(Pages 67 - 70)

4f APPLICATION NO: P/2020/0846 - LAND TO THE NORTH WEST OF CLYWEDOG ROAD NORTH, WREXHAM INDUSTRIAL ESTATE. WREXHAM, LL13 9XE

(Pages 71 - 90)

4g Delegated Decisions

(Pages 91 - 104)

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)	"	

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY, 1 FEBRUARY 2021

MEMBERS

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

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

*Absent

Also Present – Councillors J R Skelland, William Baldwin, Sonia Benbow-Jones, Mike Davies, David J Griffiths, R Alun Jenkins, Marc Jones, Joan Lowe, Phil Rees, Debbie Wallice, Robert Walsh, Derek Wright and Phil Wynn

317 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Graham Rogers

318 CONFIRMATION OF MINUTES

The Minutes of the Meeting held on 4 January 2021 were submitted.

RESOLVED – That the Minutes of the meeting held on 4 January 2021 be signed as a correct record.

319 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 declaration was made:

Agenda Item 4c – P/2020/0475 – Borrass Park Community Primary School Borrass Park Road, Wrexham

Councillor Ronnie Prince - Personal and Prejudicial – Has grandchildren that attend both the infant and junior school at Borrass Park school.

The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

320 DEVELOPMENT CONTROL APPLICATION

The Chief Officer Planning and Regulatory submitted a report (COPR/02/2021) of

Planning Applications for Member's Consideration and attention was drawn to his Addendum Report where relevant.

321 APPLICATION NO: P/2019 /0805 - SITE OF WYNNSTAY TECHNOLOGY PARK, SOUTH OF LLANGOLLEN ROAD, RUABON, WREXHAM

Councillor Joan Lowe (Local Member and non-Committee Member) spoke about the application and informed committee that she was pleased that a development of affordable housing was being proposed in the Ruabon South Ward but she also had concerns in relation to the drainage of the proposed site.

During discussions members raised concerns in relation to potential flood risks.

The Planning Control Manager informed the Committee that the Council's Drainage Engineers and NRW were satisfied and that there are no justifiable reasons to refuse the application on drainage grounds. Members discussed a pre commencement condition and it was agreed that Condition 5 would be amended.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Planning and Regulatory as set out in report (COPR/02/21) and the addendum, including an amendment to Condition 5.

Condition 5 - That no part of the development shall commence until the sustainable drainage scheme for the site has been completed in accordance with condition no. 4. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

322 APPLICATION NO: P/2020 /0320 - LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM

Councillor Dana Davies highlighted some concerns with respect to this application being included on today's Agenda, as a decision was made at the last Meeting that permission be approved. As she felt that consideration of the item today was contrary to the Council's Constitution, she withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Hayley Knight spoke in favour of the application.

The Planning Control Manager introduced the report and spoke about the layout of the site.

Joint local members (Councillors Rob Walsh and Bryan Apsley) spoke about the application and expressed their concerns in relation to the concentration of affordable homes.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Planning and Regulatory as set out in report (COPR/02/21)

APPLICATION NO: P/2020 /0475 - BORRAS PARK COMMUNITY PRIMARY SCHOOL, BORRAS PARK ROAD, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 319 above)

Matthew Gregory spoke in support of the application.

Councillor Mike Davies (Local Member) spoke about the application and raised the following points:

- The possibility of changing the start and finish times of the school day
- Concerns relating to the existing traffic calming measures on Borrass Park Road
- The effectiveness of the chicanes and the possibility of using other methods to help reduce the speed of vehicles

Councillor Debbie Wallice (Non Committee Member and adjoining Ward Member) spoke about the application. She welcomed the proposal for this Welsh Medium School in the Borrass Park area, however had some concerns relating to the following:

- Parking and traffic issues
- Infrastructure
- Air quality
- Environmental impact

Councillor William Baldwin (Non Committee Member) spoke about the application and raised his concerns in relation to the Transport Statement, the impact on Borrass Park GP Surgery and the potential increase of traffic in the area.

Following comments from some of the Committee Members in relation to traffic calming measures on Borrass Park Road, the Chair questioned if it would be a possible to review the current traffic calming measures.

The Planning Control Manager reminded Committee that:

- any traffic issues are for limited periods in the morning and afternoon
- the proposed extension to the car park would accommodate staff vehicles
- the current traffic calming measures are intended to encourage parents of pupils not to use their cars therefore, improving air quality in the long term

The Highways Officer informed Committee Members that:

- Borrass Park GP Surgery will retain their three car parking spaces
- In relation to school pupil safety there were no recorded collisions involving pupils in the past 5 years
- There is no intention to provide any new traffic calming measures on Borrass Park Road

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Planning and Regulatory as set out in report (COPR/02/21) and the addendum and amendment to Condition 16.

Condition 16

A transport study shall be undertaken of the operation of the existing chicane traffic calming features on Borrass Park Road to the east and west of the application site. The study shall include observations relating to vehicle speeds along Borrass Park Road and the delay experienced by vehicles on the approach to the chicane traffic calming features. The transport study shall be submitted to the planning authority for approval prior to first occupation of the Welsh Medium School. The approved outcome of the transport study shall be implemented within 12 months of first occupation, unless otherwise agreed in writing by the planning authority.

Reason. In the interests of Highway safety.

324 APPLICATION NO: P/2020 /0510 - LINDOP GARAGE, GLANLLYN ROAD, BRADLEY, WREXHAM

(Members declarations of interest in relation to this item are set out in Minute 319 above)

The Chair informed the Committee that this item will stand deferred.

RESOLVED - That consideration of the application be DEFERRED.

325 APPLICATION NO: P/2020 /0581 - MAELOR FOREST NURSERIES LTD, ELLESMERE ROAD, BRONINGTON, WHITCHURCH

Councillor Rodney Skelland (Committee Member and Local Member) spoke about the application and informed committee that he welcomed the application and fully supported it.

RESOLVED - That permission be GRANTED in accordance with the recommendation of the Chief Planning and Regulatory as set out in report (COPR/02/21)

326 APPLICATION NO: P/2020 /0660 - 1-2 HIGH STREET, WREXHAM

Lucy Furber spoke in favour of the application.

Councillor Marc Jones (Non Committee Member and Local Member) spoke about the application and informed committee that he was supportive of the application and pleased to see the Waste Management Plan information in the Addendum.

Councillor R. Alun Jenkins (Non Committee Member) also expressed his support for the development.

The Planning Control Manager drew the Committee Members' attention to the information in the addendum relating to this application.

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

(COPR/02/21)

327 **DELEGATED DECISIONS**

RESOLVED – That the list of Delegated Decisions be noted.

Councillor M G Morris
Chair



REPORT TO:	Planning Committee
REPORT NO.	COPR/03/21
DATE:	1 March 2021
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.

Community	Code No	Applicant	Recommendation
WRO	P/2020 /0505	MR JAMES ELLIS	GRANT
GWE	P/2020/0510	LINDOP BROS TOYOTA MR PHIL GARDNER	REFUSE
CEF	P/2020/0627	WALES AND WEST HOUSING LIMITED	GRANT
RUA	P/2020/0643	MR FORGRAVE	GRANT
WRR	P/2020/0813	BLUE COLUMN PROPERTIES LTD	GRANT
ABE	P/2020/0846	J C P INVESTMENTS LTD	GRANT

Total number of applications included in the agenda is 6

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Item 4a

APPLICATION NO: P/2020 /0505	LOCATION: LAND OFF BELGRAVE ROAD WREXHAM LL13 7ES	DATE RECEIVED: 06/05/2020
COMMUNITY: Offa	DESCRIPTION: ANNEDD AR WAHÂN (NEWID I GANIATÂD CYNLLUNIO P/2015/0580) / DETACHED DWELLING (AMENDMENT TO PLANNING PERMISSION P/2015/0580)	CASE OFFICER: MP
WARD: Erddig		AGENT NAME: MR JAMES ELLIS
	APPLICANT(S) NAME: MR JAMES ELLIS	

This application was reported to Members on 4th of January 2021. Members resolved to grant permission subject to the submission of an amended site plan moving the dwelling forward 1 metre. It is being reported back to Committee in order for members to consider the submitted amended plans.

Following an objection raised by the adjoining occupier at your January meeting the applicant has submitted an amended plan re positioning the proposed dwelling further forward. The actual change has involved the proposed dwelling being moved forward by 1.5m to ensure the rear elevation is now in line with the objectors dwelling which addresses the concerns raised.

Notifications: the Local Member and six neighbouring properties have been notified with no objections received.

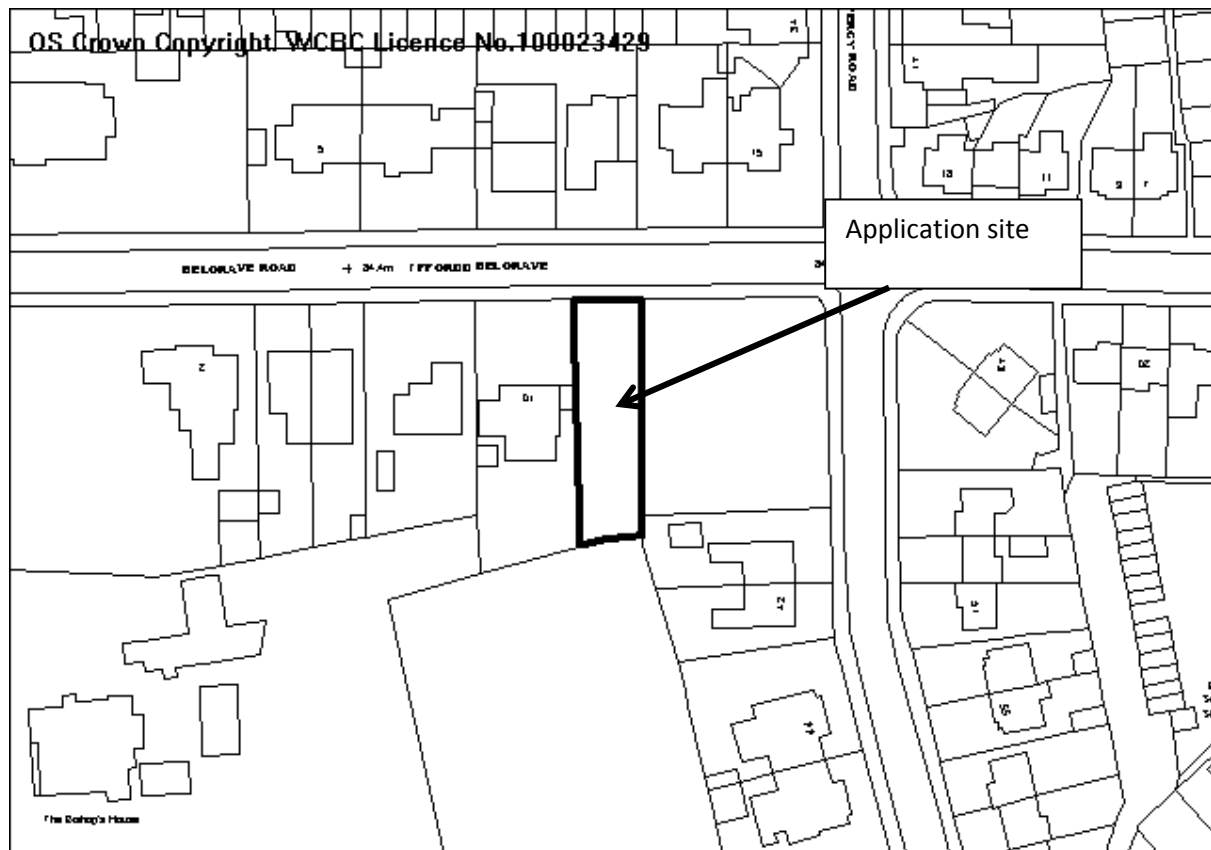
Design: Whilst the amended plans mean that the dwelling sits further forward than no.10 Belgrave Road, there is no established building line along the southern side of the road. Instead there is a degree of variation in the set back of other properties further along the street. Viewed in that context, the position of the dwelling remains broadly in line with the general pattern and character of development in the immediate locality.

Amenity: The amendments ensure that the development will have no greater impact upon the occupiers of no.10 Belgrave Road than the plans subject to the extant planning permission P/2015/0580.

Siting the dwelling further forward does not materially increase its impact upon dwellings on the opposite side of the road, with separation distances being in excess of the 22 metres recommended in LPG21. I am also satisfied that the repositioning of the dwelling does not materially increase the impact upon the development taking place on the land to the east under planning permission reference P/2018/0071

My original report and recommendation is included below. Conditions 02 and 10 have been amended to make reference to the amended site plan.

THE SITE



PROPOSAL

As above.

HISTORY

P/2015/0580 Erection of 4 bedroom detached house with associated parking.
Granted 3.5.2016

DEVELOPMENT PLAN

Within settlement and Fairy Road Conservation Area. Policies GDP1, EC7, H2 and T8 are applicable.

CONSULTATIONS

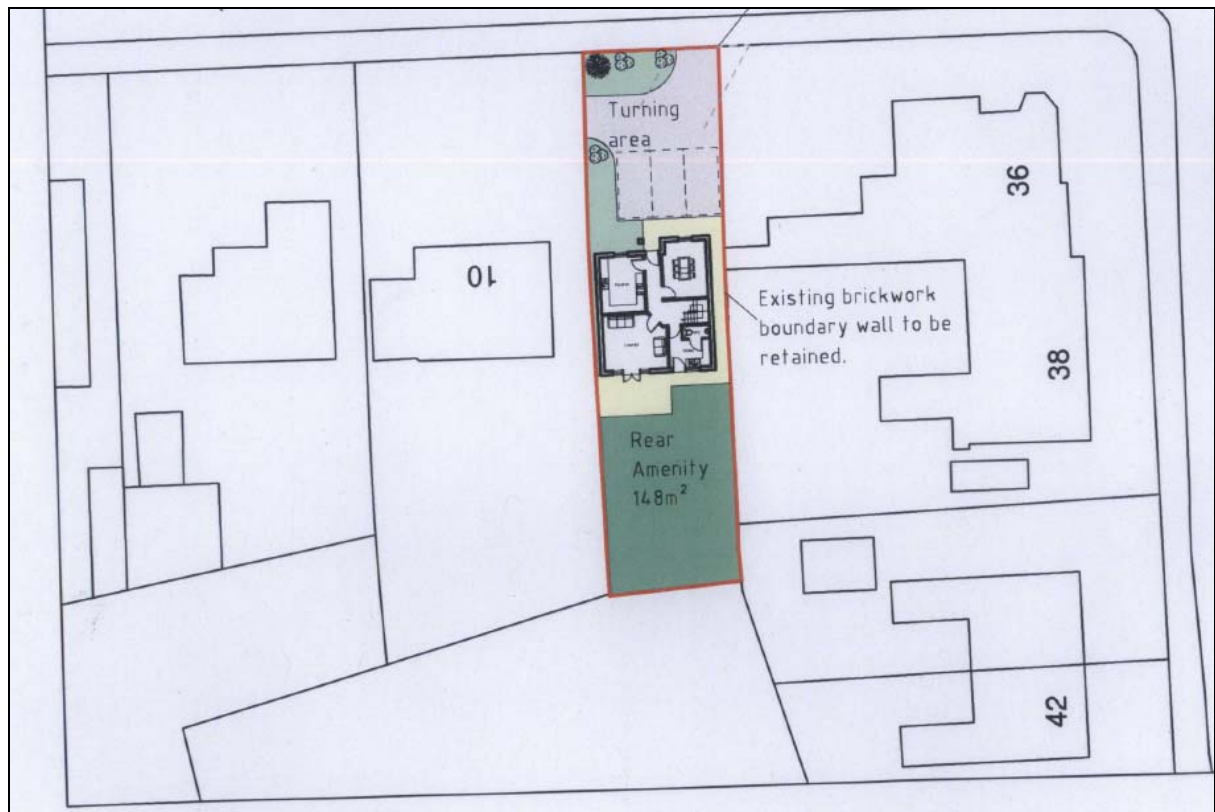
Community Council:	No objection with a request that the same building materials are used to match those proposed for the new builds on the adjoining site of the former residential home which was demolished some time ago.
Local Member:	Notified 28.8.2020
Highways:	Recommend planning conditions.
Public Protection:	No comments
Welsh Water:	Recommend drainage condition.

NRW:	No comments
Site Notice:	Expired 29.9.2020
Press Notice:	Expired 30.9.2020
Neighbours:	The owners/occupiers of 12 nearby properties notified 3.9.2020 5 objections received expressing the following concerns: - Loss of light and overshadowing; - Loss of privacy; - Noise – proposals would transmit road traffic from the front of the property to our rear garden and also rebound noise from the rear of the garden to ours; - Appearance – the south facing two storey wall of each property on Belgrave Road is in alignment. The proposed plans are not, intruding and being visible from other south facing gardens; - Increase in the size of the house; - A house with 4 bedrooms could attract 8 cars; - The neighbouring development have a total of 6 double bedrooms and 9 singles giving a capacity of 20 people. Car will be parked both sites and on footways; - The original plans kept to the building line. The new one breaches that, setting a precedent; - Increase in traffic; - Highway safety; - If there is more building there is less area for garden space and thus wildlife; The owners/occupiers of 3 nearby properties notified in respect of amended plans on 13.11.2020

SPECIAL CONSIDERATIONS

Background: The site currently benefits from planning permission for a 2 storey, 4 bedroom house which was granted in May 2016. That permission remains extant and capable of implementation.

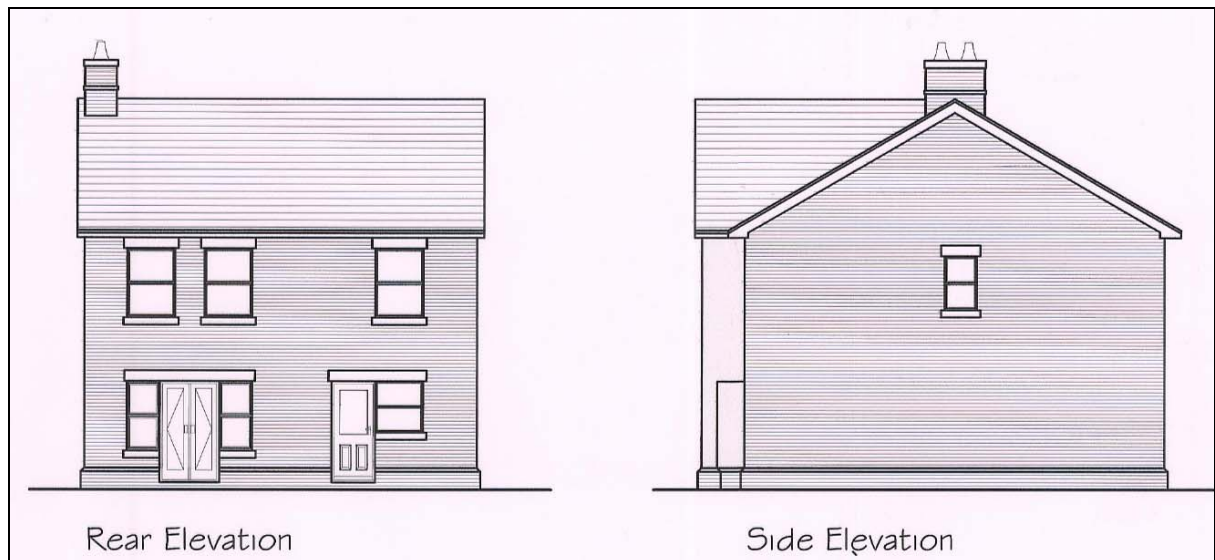
The previously approved plans and the plans now proposed are shown below:



P/2015/0580 Site Plan



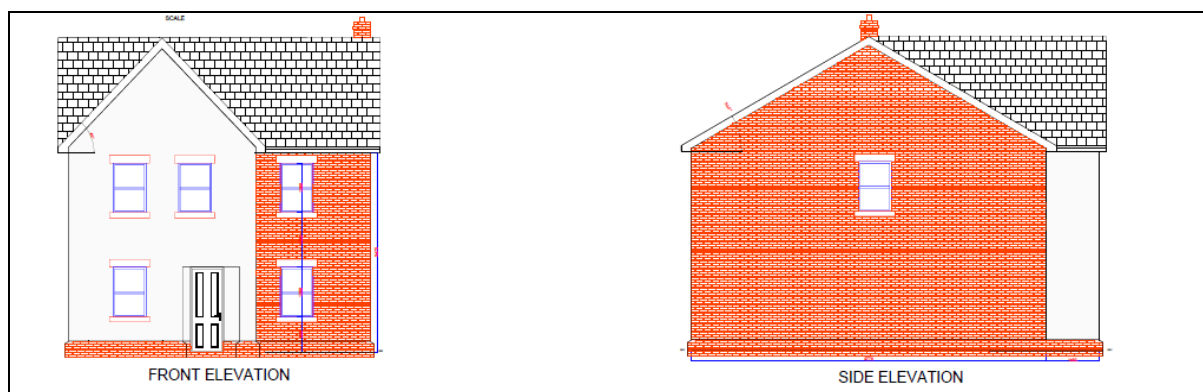
P/2015/0580 Front and Side (East) Elevation



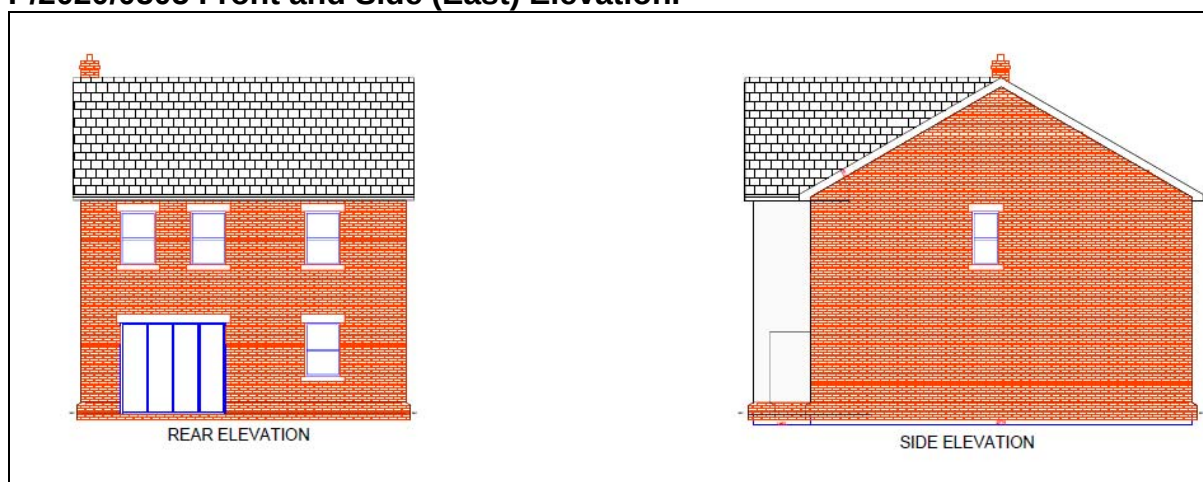
P/2015/0580 Rear and Side (West) elevation



P/2020/0505 Site Plan



P/2020/0505 Front and Side (East) Elevation.



P/2020/0505 Rear and Side (West) elevation

The main differences between the two sets of plans are summarised as follows:

- The depth of the projecting gable increased by 0.5m, however the projecting gable remains in line with the front elevation of no.10 Belgrave Road.
- The depth of main body of the dwelling increased by 0.9m;
- The changes referred to above result in the rear elevation of the dwelling being further to the south than the previously approved plans
- In order to maintain the same roof pitch, the ridge of the roof dwelling is 0.7m higher.
- Minor changes to the window/door details in the rear elevation;

Policy: The site lies within the settlement limit therefore the erection of a dwelling accords with policy H2 subject to proposals also complying with policy GDP1. Because the site also lies within a Conservation Area, policy EC7 is also applicable. As already noted above, the site already benefits from planning permission therefore the principle of erecting a dwelling on the site is also established.

Design: The site is located within the Fairy Road Conservation Area and fronts onto Belgrave Road. The dwellings in Belgrave Road date from the mid-19th century through to the early-mid 20th century resulting in a variety of architectural styles, materials and finishes.

The overall form and appearance of the dwelling is broadly similar to the previously approved plans, which is reflective of some of the 19th century dwellings found along the street, as well as in the wider Conservation Area where, in general, the predominant character is 19th century red brick houses.

The principal change to the front elevation is the increased depth of the gable and the fact that the elevation of the main body of the dwelling is set slightly further back as a result in order to ensure the property does not project any further forward than the neighbouring property. Whilst acknowledging that the proposed dwelling is also modestly higher than the previously approved plans, viewed in the context of Belgrave Road, the varied architectural style of the street, which results in differences in ridge height from plot to plot, the changes will not significant impact upon the wider street scene. Overall I am satisfied that the current proposals are in keeping with the character of both Belgrave Road and the wider Conservation Area.

I note the comments made about the rear elevation projecting further to the south and the previously approved plans. There is no policy requirement for the rear elevations of properties within the street to align, indeed even if the extant permission were implemented, the rear elevation of the dwelling would sit slightly further to the south than the two storey rear elevation of no.10 Belgrave Road. Given that only limited views of the rear elevations of the properties are visible from Belgrave Road, Percy Road or Sontley Road, the fact that the rear elevation does project further to the south than other properties in the street does not have any significant impact upon the street scene or the wider Conservation Area. It would therefore not be a valid reason to refuse permission. I will discuss the impacts of the position of the dwelling in respect of amenity below.

Amenity: The site to the east is currently being developed, with 4 apartments and 1 pair of semi-detached properties being erected under planning permission reference P/2018/0071. The changes to the proposed dwelling described above will not materially increase the impact upon the standard of amenity afforded to the occupiers of the adjacent site. The windows serving habitable rooms in the apartments and semi-detached dwellings that will directly face the application site will be in excess of 13 metres away, thus exceeding LPGN21 advice. Whilst the proposed dwelling will include a first floor side facing landing window, the dwelling subject to the extant planning permission did also. Whilst the window in the dwelling now proposed would be situated slightly further to the south, this will not increase overlooking. Furthermore, it should be noted landings are not classed as habitable rooms and as such the separation distances recommended in LPG21 do not apply to them.

The side elevation of the proposed dwelling will be 3.4m from two east facing windows in the side elevation a single storey extension to the rear of no.10 Belgrave Road. Whilst I appreciate that LPG21 recommends a separation of 13 metres where a window in a habitable room faces a blank elevation, this must be considered in the

context of the room those windows serve. In this particular case I would consider these to be secondary windows both in terms of daylight and outlook.

The single storey extension to the rear of no.10 Belgrave Road also has two large windows in the south elevation in addition to the side/east facing windows referred to above. Given that they face out onto the garden of no.10 Belgrave Road, the south-facing windows provides the main outlook from the room. They also provide the main source of light. The room in question also has 4 roof lights.

The outlook from the side facing windows would be to some extent even if the extant permission were implemented, albeit only one of the windows would directly face the side elevation. Whilst both windows would face the side elevation of these revised proposals, given the secondary nature of the windows in question as well as the fact that the main outlook from the room they serve is via south-facing windows, in my opinion the proposals will not have an overbearing impact upon the adjoining occupiers. It is also accepted that the development will result in some loss of light to the windows in the east elevation; however the overall effects on the room they serve will be limited due to the south facing windows and roof lights. As such I am satisfied that the overall effect of the development will not be harmful to standard of amenity afforded to the occupiers of no.10 Belgrave Road by way of being overbearing or loss of light.

The side elevation of no.10 Belgrave Road also includes two small windows serving a room in the main dwelling. Whilst these would also directly face the side elevation of the proposed dwelling, the impact upon them will not be materially greater than were the extant proposals implemented.

In respect of privacy, all windows serving habitable rooms accord with LPG21 in respect of separation distances. No additional windows serving habitable rooms are to be introduced compared to the previously approved plans. The fact that the rear elevation of the dwelling will sit slightly further to the south will not result in an additional overlooking of the gardens of nearby properties.

The proposed dwelling will include a west facing floor window serving a bathroom which will be slightly further to the south than the equivalent window in the extant permission, however I am satisfied that this does not give rise to any concerns about privacy. Firstly, the window does not serve a habitable room. Secondly, it will face the side elevation of no.10 Belgrave Road. Its position would not permit views over the garden of the property. Finally, I would anticipate it being obscurely glazed. The window will therefore not harm the standard of privacy afforded to the occupiers of no. 10. Belgrave Road.

Highways: The access and parking arrangements for the site as the same as those previously approved. The submitted plans provide for 3 off-street parking spaces which accords with the LPGN16 maximum for 4 bedroom dwellings. Space for turning will also be provided. Despite the changes to the depth of the dwelling, this will not result in any greater demand for parking or traffic generation than the extant permission. The proposals will not give rise to highway safety or parking issues in the locality.

CONCLUSION

The design of the dwelling is acceptable, being broadly in keeping with the character of the street and wider Conservation Area. The dwelling will also not unacceptably detract from the standard of amenity afforded to the occupiers of neighbouring properties nor will they give rise to highway safety or parking issues. The proposals are therefore in accordance 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) 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.
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.
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.
7. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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.
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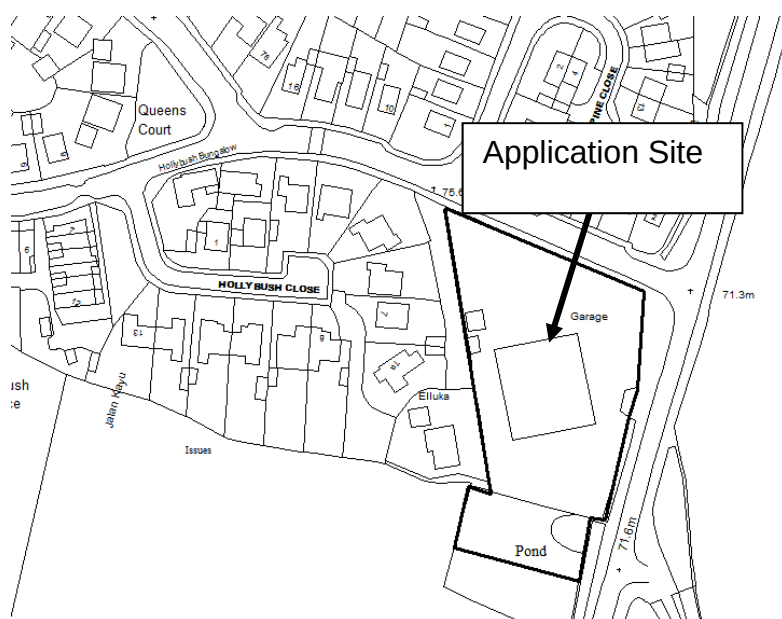
Item 4b

APPLICATION NO: P/2020 /0510	LOCATION: LINDOP GARAGE GLANLLYN ROAD BRADLEY WREXHAM LL11 4DA	DATE RECEIVED: 26/08/2020
COMMUNITY: Gwersyllt	DESCRIPTION: ADLEOLI'R MYNEDIAD PRESENNOL I GERBYDAU AC ESTYNIAD I'R MAES PARCIO / RELOCATION OF EXISTING VEHICULAR ACCESS AND EXTENSION TO CAR PARK	CASE OFFICER: MR
WARD: Gwersyllt East & South	APPLICANT(S) NAME: MR PHIL GARDNER LINDOP BROS TOYOTA	AGENT NAME: KERRY JAMES PLANNING MS KERRY JAMES

This application was previously reported to February 2021 Planning Committee. The application was deferred on request by the agent, due to unforeseen personal circumstances.

The application is being reported back to Planning Committee. The report and recommendation remain unchanged from previous.

SITE



PROPOSAL

The proposal seeks planning permission for the relocation of the existing vehicular access and extension to the car park.

HISTORY

P/2017/0874 – Relocation of existing vehicular access and extension to car park. Withdrawn.

P/2004/0649 – Revised external treatment works to improve disabled customer access. Approved 12/01/2007.

DEVELOPMENT PLAN

Relocation of access within Bradley Settlement Limit as identified on Policy Map 3 INSET 5. Extension of car park within Green Barrier as identified on Policy Map 3 INSET 5. UDP Policies PS1, PS2, PS3, EC1, EC13, GDP1, E5 apply.

NATIONAL PLANNING POLICY

Planning Policy Wales (PPW)

Technical Advice Note (TAN) 23 – Economic Development

CONSULTATIONS

Community Council: No objection provided a condition is imposed to prevent transporter vehicles loading and unloading on the main road and that all staff and customer parking shall be provided on site. Double yellow lines should be put on the main road to prevent vehicles parking here.

Cllr Mannering: No concerns raised.

Cllr Griffiths: Comments made regarding potential flooding impacts, loading and unloading of vehicles and staff car parking.

Highway Authority: Consultation response dated 21st October 2020.

Visibility at the proposed site access is acceptable. Designated parking spaces for staff/customers/vehicles for sale need to be outlined on a Site Plan. Swept path details for transporters entering, leaving and turning within the site in a forward gear is required. Construction Traffic Management Plan condition recommended.

NRW: No comments to make.

Ecology: Conditions recommended in relation to Great Crested Newts and landscaping scheme.

Trees: No comments received at the time of writing.

Flooding: No objection on the basis of the submitted FCA, subject to a condition to secure details of a surface water management scheme for the site. SAB Approval will be required.

Site Notice: Expired 22.10.2020.

Neighbours: No comments received at the time of writing.

SPECIAL CONSIDERATIONS

Principle:

Local Plan Policy

Part of the application site lies within Bradley Settlement Limit and part lies within designated green barrier as identified on Policy Map 3 Inset 5.

Wrexham UDP Policy PS2 states that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy EC1 states amongst other criteria, that development within Green Barriers will only be allowed where the use of the land maintains the openness of the Green Barrier and does not conflict with the purpose of including land within it.

Policy E5 states that small-scale employment development in the countryside will only be permitted through the conversion of an existing building.

The application involves the relocation and reconfiguration of the access and extension of the car park to the site.

Whilst the relocation and reconfiguration of the access raises no objections from a policy perspective, the extension of the site into green barrier would not accord with the provisions set out within Policies EC1 and E5 of the UDP.

There is a policy presumption against this part of the development.

Material Considerations

S.38(6) of the Planning Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan in force in the area, unless material considerations indicate otherwise.

National Policy & Guidance

Planning Policy Wales is a material consideration in the determination of this application.

Paragraph 3.69 of PPW advises that in the consideration of applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply and local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

PPW goes on to state that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations outweigh the harm to the Green Belt or green barrier.

PPW lists in paragraph 3.73, the circumstances in which certain forms of development may be appropriate in the Green Belt or green barrier, provided they preserve its openness and do not conflict with the purposes of including land within it.

The proposal would involve altering the existing land levels, provision of new surfacing as well as construction of a retaining wall extending around the eastern, southern and western perimeter boundaries of the site, resulting in encroachment into and loss of part of the green barrier.

The retaining wall is considered to be a hard, urbanising feature, as is the use of tarmac for the proposed surfacing of the car park. On this basis, as well as the parking of vehicles on the application site, it is considered that the proposal would result in the loss of the openness of this part of the green barrier.

The proposal represents inappropriate development which triggers the need to assess whether very exceptional circumstances exist, to justify granting approval of the scheme.

Very Exceptional Circumstances

Justification

The agent states that the extension of the site is largely required to provide additional parking provision for the garages customers, which includes sales, services and MOT's. The submitted information also states that there would be one customer car park provided rather than separate areas for sales and after sales. This therefore would indicate that the additional car parking would be for customers only.

The agent has confirmed that the existing number of parking spaces is 107 and that the proposed number of parking spaces would be 115, resulting in a net increase of 8.

However based on the submitted Existing and Proposed Site Plans, the existing number of parking spaces is 107 whilst the proposed number would appear to be 138, resulting in a net increase of 31. The Proposed Site Plan indicates that the extended car park (subject of the application) would provide 25 spaces.

The encroachment into the Green Barrier is significant in the context that the proposal seeks an additional 31 spaces to serve customers on a daily basis.

Based on the submitted Site Plan, existing parking provision for customers is 24. The proposal would provide approximately 45 customer parking spaces (within the existing site and proposed extended car parking area).

Whilst it is acknowledged that further space is required for customers dropping off vehicles to be serviced, for repairs and MOT's etc, as well as that the proposal would help to provide additional space within the existing site, the configuration of the site layout and the way in which the space within the site is operated is a management consideration.

Clarification was sought as to the designation of car parking relating to each use on the site i.e amount of car parking for staff, customer, used car display etc. On the basis of the submitted annotated Site Plan, it would appear that there are currently 22 parking spaces allocated for staff.

This number and layout of staff parking appears to remain unchanged from the Existing Site Layout. The agent has confirmed that there are 24 full time and 1 part time members of staff on site, Monday to Friday. Therefore, the proposed number of staff parking spaces (22), would only fall short by 3 spaces.

Again this would indicate that it is the existing site layout and configuration of the site that requires consideration, as opposed to the creation of additional parking spaces.

I do not consider that the justification put forward in terms of providing additional customer car parking to accommodate the encroachment into and loss of this part of the Green Barrier warrants very exceptional circumstances in which to approve the application on this basis.

Technical Advice Note (TAN) 23

The agent has referred to TAN 23 to aid in the assessment of the application. Paragraph 2.1.3 states that 'It is a central objective of the planning system to steer development to appropriate locations...where a proposed development would cause unacceptable environmental or social harm, demand should be steered to an alternative location'.

TAN 23 states in paragraph 2.1.5 that where a planning authority is considering a planning application that could cause harm to the environment, it will be necessary to assess whether there are any alternatives to the proposal, the number of jobs accommodated on the site and whether the development would make any special contribution to policy objectives.

A list of alternative sites within the County have been provided and discounted as part of the application. It should be noted that these have only been provided in list form. Plans showing these sites and further information regarding why the sites cannot accommodate the business in practice have not been submitted. The application goes on to state that the business may be forced to relocate to Queensferry. No information has been submitted regarding why the site in Queensferry would be considered acceptable in relation to the available sites listed within the County.

The agent states that the increased car park would make the site more viable in the long term, thus securing existing employment on site. Information submitted indicates that the majority of staff live in the Wrexham area. Whilst it is acknowledged that the business employs local people, this is not an indicator that the proposal should therefore be granted on this basis. It should be noted that no new employment opportunities are stated would arise as a result of the development.

The submitted information states that the proposal would contribute to special policy objectives, by virtue of the fact that the proposal provides employment in disadvantaged areas. The information submitted appears to list the most deprived areas within Wrexham and then goes on to state that any loss of employment at the

site would impact these communities and deny any further employment at the site. I do not consider the proposal would comprise a special policy objective, particularly given as already stated, there are no new employment opportunities stated as part of this development.

On this basis, I do not consider that the proposal meets the requirements set out in TAN 23, particularly when viewed in relation to paragraph 3.69 of Planning Policy Wales which states that 'substantial weight should be attached to any harmful impact which a development would have on the purposes of Green Belt or green wedge designation'.

Local Development Plan (LDP)

The site is proposed for retention as designated Green Barrier in the forthcoming LDP. As the Inspector's binding report has not yet been received, limited weight is attached to this part of the scheme.

Conclusion

In taking into account the material considerations associated with the application, I do not consider that very exceptional circumstances exist which would outweigh the substantial harmful impact which would result to the openness of the green barrier as a result of granting approval for this scheme.

The principle of development is not considered to be acceptable and the application is recommended for refusal accordingly.

Design and Layout: The re-configuration of the proposed access into the site is not considered would result in harm to existing levels of visual amenity.

In terms of the extension of the site into Green Barrier, the construction of retaining walls around the eastern, southern and western boundaries are hard, urbanising features.

When viewed in the context of the properties to the west of the application site, the existing southern boundary currently forms part of a natural rounding off of the southern boundary of Bradley Settlement Limit.

Although the boundary treatment to the southern part of the application site comprises a retaining wall, mature trees and hedgerows run along the rear garden boundaries of the properties to the west, forming a distinct boundary treatment.

In order to mitigate any surface water flooding impacts, the submitted Flood Consequences Assessment states that land to the south of the proposed car park would need to be lowered. The extent of land included within the application site relating to the extended car park and flood mitigation areas, is shown on the plan edged red below.



Below is the Proposed Site Layout with the extent of the extended car park. The car park is approximately half the length of the extended area required to facilitate the car park and flood mitigation.



No information has been submitted as to the extent of alteration required to lower the land levels. Furthermore, limited information has been submitted as to whether any additional retaining walls or stabilising features would be required to facilitate the change in land levels. The land to the south of the proposed car park rises upwards and is set at a slightly higher level than the land which forms part of the car park.

Therefore the overall proposal would result in a relatively significant change to the landscape in this location, by virtue of the engineering operations required to raise the land level which would accommodate the car park and to lower the land level directly south, to facilitate the flood storage area.

On the basis of the above, the encroachment of the site into green barrier is considered would appear discordant in relation to the existing context and is considered would adversely impact on visual amenities of the area, being in conflict with UDP Policy GDP1.

Residential Amenity: No identified impacts would result to existing levels of residential amenities.

Highway Safety: Visibility at the proposed site access is sufficient.

The Highway Authority, in their response dated 21st October 2020, requested swept path details for larger vehicles such as transporters entering and exiting the site, given they are currently having to park on the highway when delivering new vehicles.

The agent has confirmed that there would be insufficient space within the site to accommodate turning and manoeuvring of larger vehicles such as transporters. Therefore, delivery of vehicles to the site would remain as existing i.e with unloading being undertaken on the main road.

The proposal is not therefore considered would provide any betterment in terms of the delivery of vehicles to the site.

The Highway Authority confirm that staff/customers are at times, forced to park on the highway due to lack of available off road parking within the garage site. However, they do not confirm that highway safety is currently compromised to such an extent as to warrant approval of the scheme on this basis.

On the basis of the above, it is considered that although increased parking provision would be provided for customers on site, this would not outweigh the environmental harm identified to the openness of the green barrier.

Ecology: NRW have no comments to make. Wrexham Ecology raise no objection subject to conditions to secure reasonable avoidance method statement for Great Crested Newts and submission of a landscaping scheme.

Trees: No comments received at the time of writing.

Drainage: Council's Flood Officer raises no objection to the application subject to a condition to secure submission of a surface water management scheme. SAB Approval will be required.

CONCLUSION

The principle of development in this Green Barrier location is not considered to be acceptable and very exceptional circumstances have not been demonstrated to warrant departing from local plan policies in allowing approval of the scheme on this basis.

RECOMMENDATION That permission be REFUSED.

1. The proposal, for the expansion of the application site would not fall under the criteria set out within Policies EC1 and E5 of the Wrexham UDP, to which development in green barriers and employment development in open

countryside would be allowed. The proposal is contrary to Policies EC1 and E5 of the Wrexham UDP. The information submitted with the application is not considered to justify or demonstrate that the encroachment into green barrier would constitute very exceptional circumstances. There are no material considerations which would justify a departure from local plan policy in allowing approval of this scheme.

APPLICATION NO:
P/2020 /0627

LOCATION:
WRENBURY COURT WRENBURY
WAY CEFN MAWR WREXHAM
LL14 3NE

DATE RECEIVED:
28/08/2020

COMMUNITY:
Cefn

DESCRIPTION:
DATBLYGIAD PRESWYL O 34
ANHEDDAU FFORDDIADWY /
RESIDENTIAL DEVELOPMENT OF
34 AFFORDABLE DWELLINGS

CASE OFFICER:
SEH

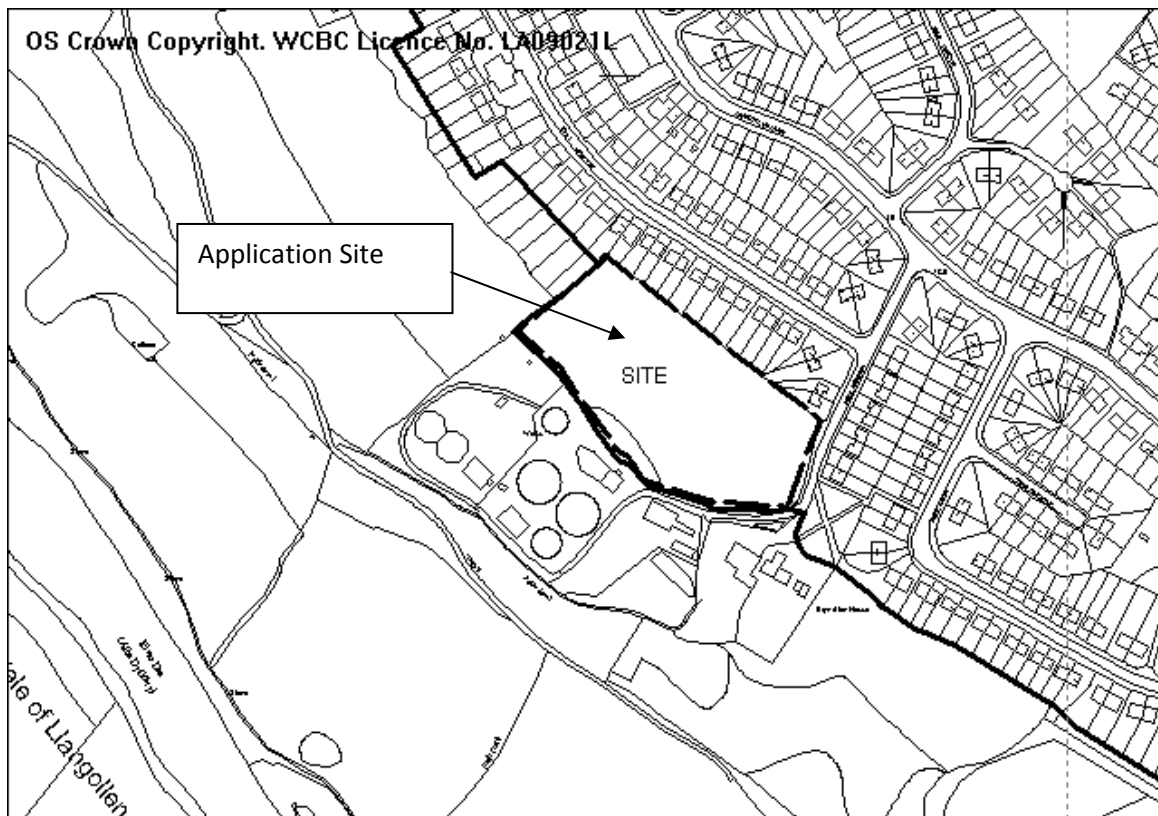
WARD:
Cefn

AGENT NAME:
MR GARY COOK

APPLICANT(S) NAME:
WALES AND WEST HOUSING
LIMITED

THE SITE

Approximately 1 ha of land located to the south-west of Heol Cefnydd and to the north-east of Heol Berwyn, known as Wrenbury Court.



PROPOSAL

As above

RELEVANT HISTORY

P/2007/0634 Approval of reserved matters pursuant to planning permission P/2005/0817 for 20 no. detached dwellings. Granted on 31/07/2007
P/2005/0817 Outline application (with all matters reserved) for residential development. Granted on 07/11/2005

DEVELOPMENT PLAN

Within the defined settlement limit, the HSE Consultation Zone, and the World Heritage Site (WHS), SSSI and SAC Buffers. Policies PS1, PS2, PS3, PS4, GDP1, GDP2, CLF5, EC4, H2, H7, EC6, EC13, T8 and T9 of the Wrexham UDP are applicable. Local Planning Guidance Note (LPGN) Nos. 10 - Public Open Space, 16 – Parking Standards, 17 – Trees and Development, 21 – Space around Dwellings, 27 - Contributions to Schools, 28 – Affordable Housing and 32 – Biodiversity and Development, are also relevant.

CONSULTATIONS

Community Council:	No objections or observations.
Local Members:	Notified 14/10/2020
Highways:	No objections subject to conditions (see Special Considerations below).
Public Protection:	The development site is in close proximity to a sewage treatment works and the developer is therefore required to carry out noise and odour surveys. Recommend also are conditions and advisory notes relating to the burning of waste and dust management.
Contaminated Land:	No comments.
Flood Officer:	The site is located in DAM Zone A as defined within TAN15. The access road from Wrenbury Way is at low risk of surface water flooding on the site as depicted on NRW surface water flood risk map. In principle, it would appear a compliant scheme should be deliverable for the site. If the application is to be approved, I recommend the imposition of drainage conditions.
HSE:	Advises against approving the scheme on health and safety grounds.
NRW:	No objections subject to standard advice notes.
Welsh Water:	No objections. Recommend drainage conditions.

Education:	Contributions are not required for Secondary Schools as there are places available in Ysgol Rhwiabon. The nearest primary school, Ysgol Cefn Mawr, is oversubscribed due to the compound impact of a number of developments in the area and the current roll number. Contributions are therefore required for Primary Education only.
Parks and Countryside Manager:	Off-site POS contributions would be greatly beneficial to the Ty Mawr Country Park. Footway surfacing improvement works, picnic areas and signage are required throughout the Country Park.
W&W Utilities:	Consulted 14/10/2020
National Grid:	Consulted 14/10/2020
Press Notice:	Expired 06/11/2020
Site Notice:	Not displayed due to COVID-19 regulations. Publicity Regulations for publicising applications require local planning authorities to either display a notice or carry out neighbour notification.
Neighbours:	Notified 14/10/2020 (no responses received)

SPECIAL CONSIDERATIONS/ ISSUES

Policy and Background: The site is located within a defined settlement limit where Policies PS1 and H2 of the UDP promote the residential development of land within defined settlement limits. I am satisfied that the proposed redevelopment of the site for residential use accords with the principles of the UDP and national planning policy, and the use of the site for residential development is acceptable. The proposal will be determined in accordance with the general development principles set out in UDP policy GDP1.

Outline planning permission and subsequent reserved matters approval for the residential development of this site were granted in 2005 (P/2005/0817) and 2007 (P/2007/0634) respectively, for 20 no. dwellings. This development was commenced by the construction of the approved the access road, one dwelling, and the foundations for two further dwellings. The development then ceased and no further works have been carried out since then.

This application is now made in full and is for the erection of 34 no. affordable dwellings. The main issues to consider relate to the impact of the development upon highway safety, health and safety, residential amenity, ecology, trees, and upon the character and appearance of the area.

Design, Landscape and Residential Amenity: With the exception of the works mentioned above, the site has been largely vacant now for a number of years, and the redevelopment of the land is therefore welcomed. The site is bounded by hedges and trees which will be retained due to their being essential to the visual integration of the site. The linear form of development reflects the existing street pattern of Heol Cefnydd and Heol Berwyn, and the high density proposed maximises the development potential of the site. The dwellings will be a mix of 1, 2 and 3 bedroom, single and two storey, detached, semi-detached and terraced properties.

The site layout demonstrates a functional development that sits comfortably within its landscape setting which can be satisfactorily mitigated in landscape terms to make a positive contribution to the character and appearance of the area. The regeneration of the site will visually enhance the general appearance of the locality, and is in accordance with UDP policies GDP1 (a), PS2 and PS3.

The nearest existing residential dwellings are at least 22 metres away in accordance with the minimum separation distances recommended in LPGN No.21. As such, there would be no unacceptable loss of privacy or daylight to the existing properties. The site layout has also been carefully designed to meet these separation distances to ensure that the occupiers of the proposed dwellings will enjoy private outdoor spaces and habitable rooms which will benefit from a good level of natural daylight, ventilation and outlook. The proposal therefore accords with UDP Policy GDP1 in this regard.

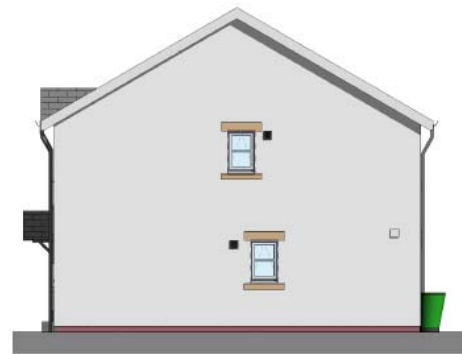
The dwellings face the internal estate road in order to provide active frontages and to ensure that the development does not turn its back on public spaces, in the interests of creating an attractive street scene. For the benefit of the members, I have included some house types below, together with a typical (section) perspective of the proposed street scene, and the proposed site layout plan.



Figure 1 – Site Layout



Front Elevation



Side Elevation

Figure 2 – Example Two Storey House Type



Figure 3 – Example Single Storey House Type



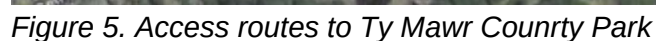
Figure 4 – Typical Section

The development site borders the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) where the primary objective is the conservation and enhancement of natural beauty. The retention and longevity of the outgrown hedgerow along the site's south western boundary is of high importance to avoiding visual impacts on the Clwydian Range and Dee Valley AONB. The proposed use of dark grey roof finishes is recessive in nature and this will assist the development's visual integration should roofs be seen along the skyline of the Dee Valley. As such I have no concerns in regard to the impact of this development upon the Clwydian Range and Dee Valley AONB.

POS and Affordable Housing: The Applicant is proposing that the housing be 100% affordable. Current UDP Policy H7 would only require 25% and so this proposal is of significant benefit in terms of providing affordable housing within the Borough. The provision of affordable housing at the rate of 100% will be secured by planning condition.

The provision of 100% affordable housing does result in some shortfall in on-site public open space (POS) but not to the extent that it has a detrimental impact upon the scheme. Proposed is 147 sqm of informal on-site POS together with 2,653 sqm of landscape buffer, which totals 2,800 sqm. This is compared with the requirement in LPGN.10 for 2,720 sqm of formal on-site POS. There is thus a shortfall in formal on-site POS. However, because 100% affordable housing is proposed, and due to the extent of informal open space and landscaping on site, I do not intend to insist upon the maximum financial contributions (£1,000 per dwelling) towards improvements to off-site POS. The payment of a commuted sum at a rate of 50% of the maximum (£17,000) is therefore considered to be appropriate in the case.

On the recommendations of the Parks and Countryside Manager, the POS funds will be directed to the enhancement of the existing facilities at Ty Mawr County Park and will provide for footway surfacing improvement works, picnic areas and signage throughout the Country Park. There are 2 routes to the Park, one is 0.4 miles and the other 0.5 miles, with approximate walking times of 7 minutes and 9 minutes respectively (see access plan below). The Park is easily and safely accessible from the site, and I am therefore satisfied that POS is provided in accordance with UDP Policies GDP1, GDP2 and CLF5.



Trees and Hedges: The successful establishment and development of the proposed tree planting is important in enhancing wildlife habitat and biodiversity within the site, and in providing a good level of amenity within the street scene. To ensure that the tree planting is successful and sustainable, the installation of load-bearing planting pits with specifications in accordance with BS8545:2014 'Trees from Nursery to Independence in the Landscape' are required. The specifications for such planting pits will be subject to a pre-commencement planning condition to be submitted within a landscaping scheme which identifies a diverse species of trees selected for planting.

The proposed landscape buffer zones to the south and western boundaries of the site, and the root protection areas of the trees within those zones, will require protection from construction activities. The submission of an arboricultural method statement (AMS) will be secured by planning condition, to provide suitable protective measures for these retained boundary trees. The protective fencing recommended in accordance with BS5837:2012 should be extended providing protection for the entire proposed buffer zones. The Council's arboricultural officer has been consulted and has confirmed that there are no arboricultural objections and the proposed development complies with UDP Policy EC4.

Ecology: The ecological survey originally submitted in support of this application was carried out in November 2018 and is therefore now 2 years old. The Council's ecologist requested the submission of a further report detailing an up to date assessment of the site. This additional site assessment has been carried out by the Applicant's ecologist and an addendum report submitted which provides for mitigation and reasonable avoidance measures (RAMs) in respect of reptiles, bats and badgers. The implementation of the proposed mitigation measures and RAMS will be secured by conditions along with the submission of a bat friendly lighting scheme. The Council's ecologist has been consulted and no objections / concerns have been raised.

NRW have also been consulted and the response confirms that there are no objections to the proposals. NRW consider that the proposal is not likely to have a significant effect on the River Dee and Bala Lake SAC and is not likely to damage the features for which Afon Dyfrdwy (River Dee) SSSI is of special interest. The development therefore complies with UDP Policies GDP1 and EC6.

Highways: The Highway Authority has been consulted as part of this application and confirms that there are no objections to the proposed development on highway safety grounds. The highway authority advises that the site is in a sustainable location for residential development, with a range of facilities within walking and cycling distance. There is a bus stop within an appropriate walking distance with a half hourly service to Wrexham. Footways are already present linking the site into Cefn Mawr and appropriate internal footways are proposed within the development.

The development uses the existing access which has been constructed to the standard conditioned as part of the previous planning permission in 2007. The 2.4m x 25m visibility splays are considered adequate, given the location of the development. The proposed site layout is appropriate, providing access and turning for vehicles, including larger delivery and waste vehicles. The site plan originally provided each of the two 1-bedroom bungalows with 2 parking spaces each. This is above the maximum provision of 1.5 spaces per 1-bedroom dwelling as set out in LPGN 16 and so this has now been reduced down to 1.5 spaces each.

The parking spaces for units 33 and 34 were not originally located immediately adjacent to the houses, and this could have encouraged residents to park on the road or footway immediately outside their houses. At this location such parking would cause a significant obstruction and safety issue as visibility at the site access junction would be compromised. The spaces have now been better located within the proposed plots to avoid the need for highway parking.

Though there is an increase in housing numbers from that previously approved (20 units increasing to 34 units), the units are smaller than those previously approved. The traffic generation associated with the proposal is therefore considered commensurate to that previously approved. Subject to conditions securing the proposed site layout, parking for cars and cycles, and the submission of a construction traffic management plan, there are no objections to the proposal and the development accords with UDP Policies GDP1 and T8.

Heath and Safety: The Health and Safety Executive (HSE) is a statutory consultee on this application because of the nature of the development falling within a defined consultation zone, relating to the former Flexsys Rubber Chemicals works. Hazardous Substance Consent (HSC) remains extant on this site even though the site is now decommissioned and has been cleared for some time. The HSE has advised against granting planning permission because of the health and safety implications of allowing additional residential premises in close proximity to the former Flexsys site.

Whilst the HSE has advised against granting planning permission, I am mindful of the planning history of a number of sites around Cefn Mawr and Acrefair where the Council have granted schemes of residential development, this site included. Whilst the Flexsys site does still benefit from a HSC, there is no clear intention of the site being reoccupied for a use that would benefit from that Consent, and the Council is aware of the landowner's intentions to seek a mixed used remediation and regeneration of the site.

Large scale housing developments have been approved previously where the HSE has advised against granting planning permission, namely the former Air Products site and the Former Scout Hut site on Llangollen Road. In those cases, when the Council notified the HSE of their intention to grant planning permission, no further objection was forthcoming from the HSE, and planning permission was granted. As with those development sites, I do not consider there to be an existing or imminent risk to the future occupiers of the this proposed development, and granting planning permission would be consistent with the approach taken for other proposals in the locality.

Where a Local Planning Authority wishes to grant planning permission contrary to advice offered by the HSE, it is required to notify the HSE allowing it 21 days to determine whether to call in the application for the consideration of the Welsh Ministers. This procedure will be followed as set out in my recommendation below.

Conclusion: The proposed dwellings are acceptable in terms of scale and design, and onsite parking has been provided together with safe and convenient vehicular and pedestrian access. The residential development of the site would enhance the character and appearance of the area by regenerating this largely redundant site, whilst protecting its arboricultural and ecological value. The proposal will bring forward 34 affordable dwellings which far exceed the 9 units that would normally be secured through a scheme of this size. The development accords with the relevant UDP Policies as referred to in this report, and I recommend accordingly.

RECOMMENDATION A

That the Chief Officer Planning & Regulatory give notice, in accordance with National Assembly for Wales Circular 20/01, to the Health and Safety Executive of his intention to grant planning permission.

RECOMMENDATION B

That if, following a period of 21 days from this notice, the Chief Officer Planning & Regulatory has not been informed of any request by the Health and Safety Executive for the Welsh Ministers to call-in the application for their own determination, the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

- The setting up of a Management Company for the future maintenance by the developer of all communal areas including driveways, footways, carriageways, parking areas, hard and soft landscaped areas, buffer zones, mitigation, drainage, trees and planted features’,
- Payment of a commuted sum for the provision of off-site POS in the amount of £17,000 to be used to improve facilities at Ty Mawr County Park, and
- Payment of contributions to primary education facilities in accordance with LPGN 27.

The final form and amount shall be determined by the Chief Officer Planning & Regulatory.

RECOMMENDATION C

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above, is not completed within six months of the date of the Committee resolution, the Chief Officer Planning & Regulatory is given delegated authority to **REFUSE** planning permission for the following reasons:-

- Absence of a Management Company for the future maintenance by the applicant of all communal areas,
- Absence of sufficient contributions to off-site POS provision, and
- Absence of sufficient contributions to primary education facilities in accordance with LPGN 27.

The final form and amount shall be determined by the Chief Officer Planning & Regulatory.

RECOMMENDATION D

Subject to the completion of the S106 obligation, planning permission be GRANTED subject to the following conditions:-

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:
100 Rev A
101 Rev A
102 Rev A
103 Rev A
104 Rev A
105
701 Rev H
703 Rev A
200 Rev A
201 Rev A
202 Rev A
203 Rev A
204 Rev A
205
and as contained within the application documentation.
3. Prior to their use on the development samples of all external roofing and facing materials, including windows, doors and retaining walls, 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.

4. 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.

5. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 4. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

6. 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, G and H of Schedule 2 Part 1, and Classes A, B and C of Schedule 2 Part 2, other than the development hereby granted permission.

7. No part of the development shall be occupied until boundary treatments have been constructed on site in strict accordance with a scheme which has been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatments shall thereafter be permanently retained and only replaced on a like for like basis. No other gate, fence, wall or other means of enclosure shall be erected on any part of the site.

8. With the exception of those shown on the approved plan 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 buildings.

9. Prior to first use of the development hereby approved the vehicular access to the site shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

10. The vehicular parking areas as shown on approved drawing number 701 Rev H shall be fully laid out, surfaced and drained prior to first use of the development. These parking areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

11. Prior to first use of the development the site shall be laid out in strict accordance with layout plan no. 701 Rev H.

12. No part of the development shall be occupied / first used until the new footways and carriageways have been constructed in strict accordance with Highway Authority adoptable standards.
13. 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;
 - 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.
14. 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.
15. Within three months of commencement of development, full details of a hard and soft landscaping scheme including below-ground tree planting pit specifications in accordance with BS8545:2014 section F.1, together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
16. The landscaping scheme submitted and approved in connection with condition no.15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
17. The planting scheme implemented in connection with condition no.16 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.
18. No part of the development shall commence until the site has been inspected by a competent ecologist for signs of occupation by badgers. The results of this survey should be submitted to and approved in writing by the Local Planning Authority. The development shall commence no later than within one month of the approval of these survey results.

19. No part of the development shall commence until details of the role and responsibilities of, and operations to be overseen by, an appropriately competent person (e.g. an ecological clerk of works) have been submitted to and approved in writing by the Local Planning Authority. The appointed competent person shall undertake all roles and responsibilities, and oversee all operations, in strict accordance with these details as are approved.
20. 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.
21. The existing trees, shrubs and hedges shown on drawing nos. 701 Rev H and Tree Protection Plan No. 03 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.
22. The site shall be developed in accordance with the ground and / or floor levels indicated on the approved plan refs: 701 Rev H (Site Plan) and 703 Rev A (Sections). No other changes to floor levels or external ground levels shall be made without the prior written approval of the Local Planning Authority.
23. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.
24. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment referenced 0978-Wrenbury Way Report-V1 and dated February 2019, approved as part of this application. The mitigation, compensation and Reasonable Avoidance Measures contained within Ecology Assessment referenced 0978-Wrenbury Way Addendum Report-V1 and dated February 2021, and Mitigation Plan referenced 0978- Mitigation Plan MIT-03 Rev C, hereby approved, shall be fully implemented in all respects prior to first use of the development.
25. No development shall take place within 3 metres either side of the public sewers which cross the site.
26. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

27. No part of the development shall commence until an Odour Impact Assessment Report which has regard to the Institute of Air Quality Managements "Guidance on the assessment of odour for planning", has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the recommendations contained with the approved report.

28. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

29. No part of the development shall commence until a scheme for the provision of affordable housing within the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in strict accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Welsh Government Technical Advice Note 2 or any future guidance which replaces it. The scheme shall include:

- i. The numbers, type, tenure and location on the development of the affordable housing provision to be made which shall consist of not less than 100% of housing units;
- ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;
- iv. The arrangements to ensure such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

30. No part of the development shall commence until details of secure cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be provided on site prior to first use of the development and shall thereafter be permanently 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 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 satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

6. 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.
7. 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.
8. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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.
10. To provide for the parking of vehicles clear of the highway 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
22. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
23. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

24. 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.
25. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
26. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
27. To protect the amenities of the future occupiers of the dwellings hereby approved in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
28. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
29. To secure the provision of affordable housing in accordance with Policy H7 of the Wrexham Unitary Development Plan.
30. To enable the control of matters not detailed in the application in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

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 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.

The written consent of the Highway Authority (as required by section 38 of the Highways Act 1980) must be obtained before any work is carried out on private land that is intended for adoption by the Highway Authority in connection with condition no. 12. All works shall be constructed to a safe and usable condition and completed to an adoptable standard. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of an estate road intended for adoption by the Council under the Highways Act 1980. It is essential therefore that the detailed proposals are submitted to the Highway Authority and confirmed as acceptable BEFORE development commences. Please contact the Highway Authority on telephone no. 01978 729690 for further guidance.

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

The scheme of arboricultural supervision required in connection with condition no. 14 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You should check carefully that the levels agreed as part of this permission are complied with. Any divergence from these levels is likely to invalidate your permission and could result in enforcement action.

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

* Notice of initiation of development

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

* Display of notice

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- b) Legible and easily visible to the public without having to enter the site; and
- c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

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 / permissible 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.

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.

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.

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.

The development site is in close proximity to a sewage treatment works and the developer is therefore required to carry out a noise survey in connection with condition no. 26 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.
-

APPLICATION NO:
P/2020 /0643

LOCATION:
WILLOW COTTAGE PARK STREET
RUABON WREXHAM
LL14 6LE

DATE RECEIVED:
09/10/2020

COMMUNITY:
Ruabon

DESCRIPTION:
DYMCHWEL YR ADEILAD
PRESENNOL A CHODI 8 ANNEDD
AR WAHAN / DEMOLITION OF
EXISTING BUILDING AND
ERECTION OF 8 DWELLINGS

CASE OFFICER:
MR

WARD:
Ruabon

AGENT NAME:
BLUEPRINT LTD
DAFYDD EDWARDS

APPLICANT(S) NAME:
MR FORGRAVE

SITE



PROPOSAL

The application seeks full planning permission for the construction of 8 no. dwellings.

HISTORY

P/2018/0277 – Outline application for erection of 10 no. dwellings and construction of new access point. Approved 10/07/2019.

P/2001/0707 – Conservatory extension. Approved 17/09/2001.

DEVELOPMENT PLAN

Within designated open countryside. UDP policies PS2, GDP1, H5, EC4, EC6 and T8 apply.

LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings, LPG 27 – Developer Contributions to Schools.

CONSULTATIONS

Community Council:	Notified 19.10.2020 No comments received at the time of writing.
Local Member:	Notified 19.10.2020.
Welsh Government:	No objection subject to conditions to secure the required noise mitigation.
NRW:	No comments to make.
Highway Authority:	No comments received at the time of writing.
Welsh Water:	No objection subject to a condition to secure means of foul drainage from the site.
Public Protection:	No objection subject to conditions to secure dust mitigation as recommended in the submitted Construction Site Impacts document, submission of an Air Quality Assessment and noise mitigation as recommended in the submitted Acoustic Report.
Education:	No contribution required.
Ecology:	Should demolition not occur within 12 months of the permission being granted, additional bat activity surveys should be carried out and the results and any recommendations submitted to the LPA for approval.
Trees:	No objection subject to conditions to secure submission of an Arboricultural Method Statement, supervision and landscaping scheme.
Site Notice:	Expired 27.01.2020.
Press Notice:	Expired 18.11.2020.
Neighbours:	No comments received at the time of writing.

SPECIAL CONSIDERATIONS

Principle:

Local Plan

The application site lies within designated open countryside as identified on Policy Map 4 INSET 6.

Policy H5 states that outside defined settlement limits new dwellings will only be permitted where amongst other criteria, they comprise conversion of existing buildings, are infilling or are exception site dwellings.

The proposal is for the construction of 8 no. market dwellings to which none of the criteria under UDP Policy H5 would allow this type of development in designated open countryside.

There is a policy presumption against the development.

Material Considerations

S.38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan in force in the area unless material considerations indicate otherwise.

Planning History

The site has extant outline planning permission under P/2018/0277 for the construction of up to 10 no. dwellings, granted by Planning Committee in November 2018. The principle of residential development on this site has therefore already been established.

Housing Land Supply

The proposal, for 8 no. dwellings directly adjacent to the settlement limit for Ruabon, would help to boost the County's housing land supply.

Sustainable Development

The site comprises an existing dwelling and associated garden which would be classed as previously developed land, to which PPW states that wherever possible, should be used in preference to greenfield sites. The policy goes on to state that previously developed land in and around settlements may be considered suitable for development.

The site is located directly adjacent to Ruabon Settlement Limit and is within walking distance of the centre of Ruabon, approximately 150m away, where there are facilities and services in the form of retail stores, bus stops, a dentist, public house and restaurant.

The proposal would result in economic benefits through the construction of the development and the associated supply chain.

The proposal is considered would represent sustainable development. Significant weight is attached to this element of the scheme.

Site Characteristics

The application site, although is designated open countryside, lies directly adjacent to the settlement limit. The site is considered to be a natural rounding off of the settlement, particularly in the context that no further development can occur to the east, given the existence of the dual carriageway.

In this context, development of the site for 8 no. dwellings is not considered would appear discordant or out of place given there is already built form to the west. This also affords weight in favour of the scheme.

Local Development Plan

Approximately half of the site is proposed for inclusion within Ruabon Settlement Limit in the LDP, however at the time of writing, given the Inspector's binding report has not yet been received, only limited weight can be attached to this element of the scheme.

Planning Balance

Whilst there is a policy presumption against the proposal, the material considerations associated with the scheme are considered would outweigh the conflict with local plan policies, having regard to the sites sustainability credentials, its location directly adjacent to the settlement boundary and the extant planning permission on the site.

For these reasons, the principle of development is considered to be acceptable.

Design and Layout: The principles of the design and layout of the previously approved scheme under P/2018/0277 have remained largely the same for this application.

The access road leading into the site would be softened by proposed planting and landscaping, whilst the site entrance would have a cobbled surface and be flanked either side by stone walls, being replicative of the surface materials along Park Street, further west of the site.

Dwellings at the rear of the site would sit around an informal cobbled courtyard which is considered would also reflect the development further west along the road, which includes the Wynnstay Arms and more traditional surrounding buildings.

The amount and scale of development, being for 8 no. residential dwellings is considered to be appropriate to the plot size and the proposal would not appear cramped or overdeveloped in this respect.

Plots 1 and 2 at the front of the site are considered to have a relatively simple, traditional appearance, largely reflective of the surrounding locality. Car parking for these plots would be sited behind the dwellings, which is considered to be a benefit, and with the landscaping proposed, would result in strong frontages to these dwellings.

The acoustic fence proposed along the eastern boundary and part of the northern boundary is considered would be sufficiently set back from the main road to have little impact on the character and appearance of the street scene. The proposed planting and landscaping to the front of the site would also help to screen the majority of the fence.

The proposal is considered to be acceptable on the basis of its design and layout and would comply with UDP Policy GDP1.

Residential Amenity: Spacing standards are met, whilst parking areas, the access road and site entrance would be well overlooked.

The site's location directly above a dual carriageway requires noise mitigation. The Welsh Government have raised no objection subject to conditions to ensure that the proposal is carried out in accordance with the submitted Acoustic Report and that an updated Noise Assessment is required.

The Welsh Government have since confirmed that the updated Noise Assessment is not required.

Public Protection raise no objection subject that the recommendations set out in the Acoustic Report are conditioned and that the dust mitigation measures set out in the Air Quality Assessment are adhered to.



It should be noted that LPG 16 sets out the maximum parking standards for each development and states that in cases where the amount of parking provided is below the maximum, the Council must be satisfied that this is appropriate for the likely level of demand.

If the garages serving each plot were omitted from the scheme, the proposal would exceed the number of parking spaces required.

I do not consider it necessary to omit the garages from the proposal. In my view, the garages help to break up the overall appearance and massing of the development.

There is limited space within the overall site to park cars, other than the actual spaces shown on the Site Plan. This would therefore avoid the potential for cars to be parked on the courtyard, given its restricted space.

The site is located in a sustainable location, within walking distance to facilities within Ruabon. Nearest bus stops are located approximately 300m away.

Having regard to the above, I consider that the shortfall referred to is acceptable and would not be a sufficient reason to refuse the application on this basis.

A condition to secure visibility splays would be attached to any grant of planning permission.

Drainage: Welsh Water raises no objection subject to a condition to secure means of drainage from the site.

Trees: No objection subject to submission of Arboricultural Method Statement, supervision and landscaping scheme.

Ecology: NRW have no comments to make. Wrexham Ecology advises a condition is attached to secure further bat surveys if the works is not commenced within 12 months of the date of the decision notice.

Education: No contribution required.

CONCLUSION

The principle of development is considered to be acceptable and a development of the type proposed is considered would sit comfortably in this location without detriment to visual or residential amenities. Resultant impacts to highway safety and ecology are considered to be acceptable.

RECOMMENDATION: That permission be GRANTED.

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.

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.

The scheme of arboricultural supervision required in connection with condition no. 14 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturalist, the Developer/Applicant/Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement.

APPLICATION NO:
P/2020 /0813

LOCATION:
2 STANSTY ROAD WREXHAM LL11
2ET

DATE RECEIVED:
25/11/2020

COMMUNITY:
Rhosddu

DESCRIPTION:
NEWID DEFNYDD 6 YSTAFELL
WELY HMO I 7 YSTAFFELL WELY
HMO / CHANGE OF USE FROM 6
BED HMO TO 7 BED HMO

CASE OFFICER:
MR

WARD:
Stansty

AGENT NAME:
SIMON SMITH

APPLICANT(S) NAME:
BLUE COLUMN PROPERTIES LTD

SITE



PROPOSAL

The application seeks planning permission to change the use of the existing 6 bed HMO to a 7 bed HMO.

HISTORY

P/2009/0763 – Change of use to house of multiple occupancy. Approved 02/11/2009.

DEVELOPMENT PLAN

Within Wrexham Settlement Limit. UDP policies GDP1, H4, T8 apply.

LPG 5 – Houses in Multiple Occupation, LPG 16 – Parking Standards.

CONSULTATIONS

Community Council: No comments received at the time of writing.

Local Member: Requests the application is determined at Planning Committee.

Highway Authority: No comments received at the time of writing.

Public Protection: No objection.

Neighbours: No representations received at the time of writing.

SPECIAL CONSIDERATIONS

Principle of development: The application site lies within Wrexham Settlement Limit.

UDP Policy H4 states that the sub-division of existing dwellings will only be permitted where the proposal would not result in the over concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area and the amenity of existing residents.

Local Planning Guidance Note 05 advises that proposals for new HMOs should not result in the number of residential buildings in use as a HMO, exceeding 10%, within a 50m radius of the boundaries of the application site.

The proposal would comply with the requirement set out in LPG 05.

The principle of development is acceptable.

Design and Layout: The submitted information indicates that there would be no change to the existing elevations of the property.

Residential Amenity: The amount of private amenity space required to serve 7 occupants, meets the requirement set out in LPG 05.

The existing window serving the additional bedroom at ground floor level would be largely screened from the adjacent highway and neighbouring properties to the east, by an existing brick wall.

Public Protection raise no objection.

Highway Safety:

Previous application granted under P/2009/0763

An application to change the use of this property from a dwelling to a 6 bed HMO was granted planning permission under P/2009/0763.

At that time, a maximum of 4 parking spaces was required to serve the 6 bed HMO. Only 1 space was achievable on the site.

The shortfall of 3 on-site parking spaces was accepted, on the basis that the existing use of the property as a minimum 3 or 4 bed dwelling would result in a shortfall of 2 on-site parking spaces.

Furthermore, given the sites sustainable location, application of the maximum standards were not considered necessary in that instance.

Current application

LPG 16 requires that a 7 bedroom or more HMO provides 4 car spaces for the first 6 bedrooms and 1 car space per 2 bedrooms thereafter.

The proposal therefore requires provision of 4.5 parking spaces, which, rounded up, is 5.

Therefore, it is whether the additional 1 on-street parking space would result in such adverse impacts to highway safety, as to warrant refusal of the application on this basis.

The application is to change the use of the property from a 6 bed HMO to a 7 bed HMO. Even if 8 bedrooms were being proposed, the proposal would still only require an additional 1 parking space.

LPG 16 states that in cases where the amount of parking required is below the maximum, the Council will need to be satisfied that this is appropriate for the likely level of demand.

The site is located within Wrexham Settlement Limit and is approximately 400m away from the Plas Coch Retail Park.

Bus stops are located within the vicinity of the site, as is the train station, which is located approximately 1km south.

The site is considered to be in a highly sustainable location, preventing the need for occupants having to rely on the use of a private vehicle to gain access to key services and facilities.

Furthermore, Railway Road runs to the east of the site. It is unclassified and considered to be a fairly quiet, residential road in nature, primarily providing access to a fairly limited amount of dwellings, east and north of the site.

Dwellings to the east of the site within Brunswick Court appear to be served by parking courts to the rear. During the officer site visit, there did not appear to be a significant demand for car parking along this road.

An additional parked car along this section of road is not therefore considered would result in such a significant increase in parked vehicles along Railway Road, to the extent that highway safety and the free flow of traffic would be materially compromised or harmed.

Whilst the Highway Authority have not commented on the application to date, I consider that the shortfall of on-site parking spaces would be acceptable and the proposal would comply with UDP Policy T8.

CONCLUSION

The principle of development is considered to be acceptable, as are material considerations associated with the scheme.

RECOMMENDATION That permission be **GRANTED** subject to the following conditions

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 Dwg No 1:1250 Site Location Plan, 1:500 Block Plan, 1:100 Existing Elevations, 1:100 Proposed Ground and First Floor Plans and as contained within the application documentation.

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.
-

APPLICATION NO:
P/2020 /0846

LOCATION:
LAND TO THE NORTH WEST OF
CLYWEDOG ROAD NORTH
WREXHAM INDUSTRIAL ESTATE
WREXHAM
LL13 9XE

DATE RECEIVED:
26/10/2020

COMMUNITY:
Abenbury

CASE OFFICER:
SJG

WARD:
Holt

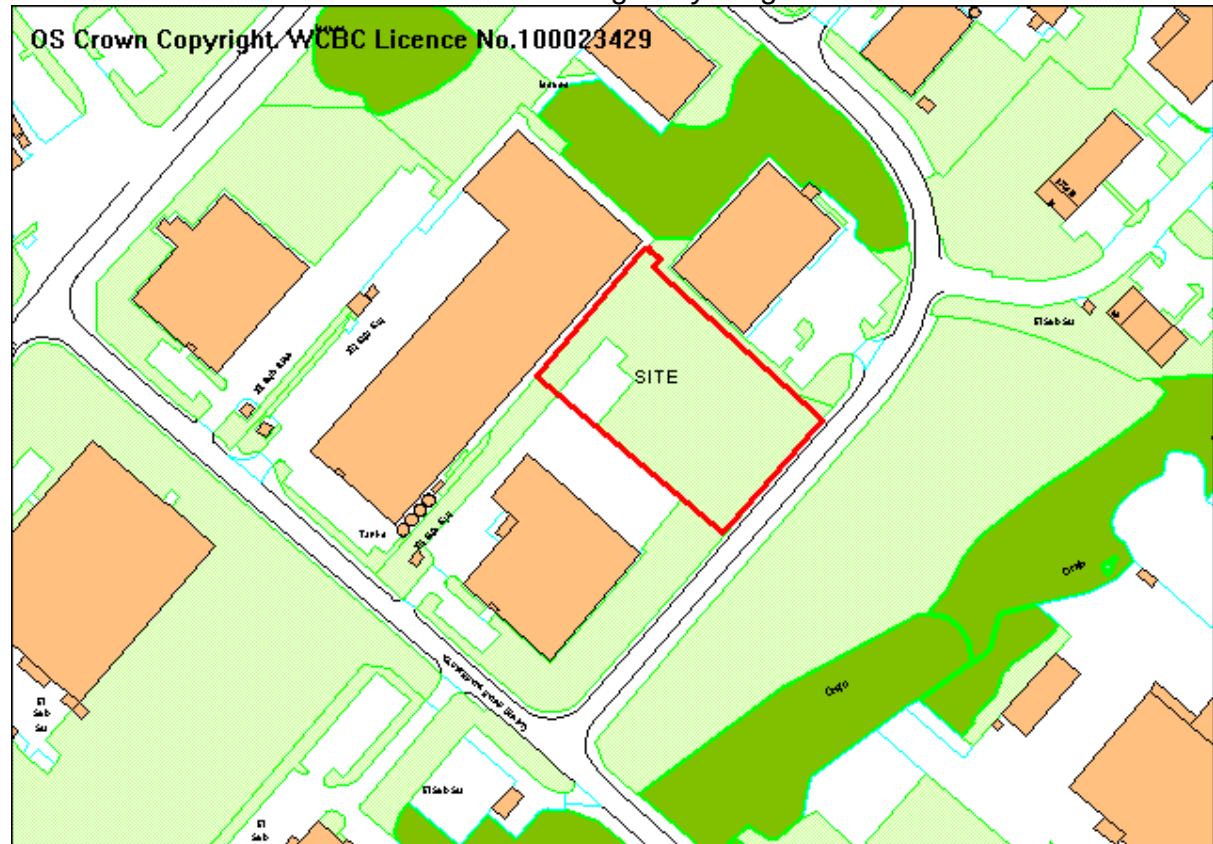
DESCRIPTION:
ADELIAD WARWS DIWYDIANNOL A
MYNEDIAD NEWYDD I GERBYDAU,
MAES PARCIO A MAN
GWASANAETH / INDUSTRIAL
WAREHOUSE BUILDING (USE
CLASSES B1C, B2, B8) AND NEW
VEHICULAR ACCESS, CAR PARK
AND SERVICE AREA

AGENT NAME:
CAULMERT LTD
MR HOWARD JONES

APPLICANT(S) NAME:
J C P INVESTMENTS LTD

THE SITE

The site is an area of 0.54 hectares fronting Clwyedog Road East.





Aerial photo





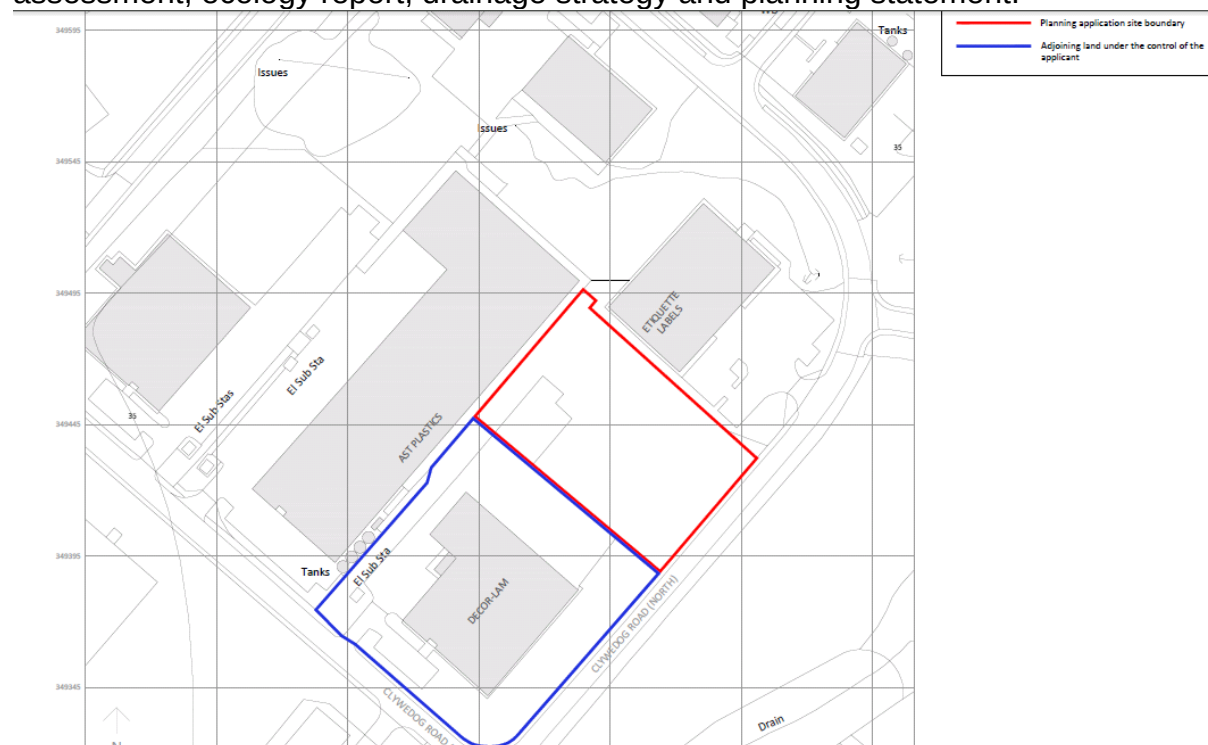


PROPOSAL

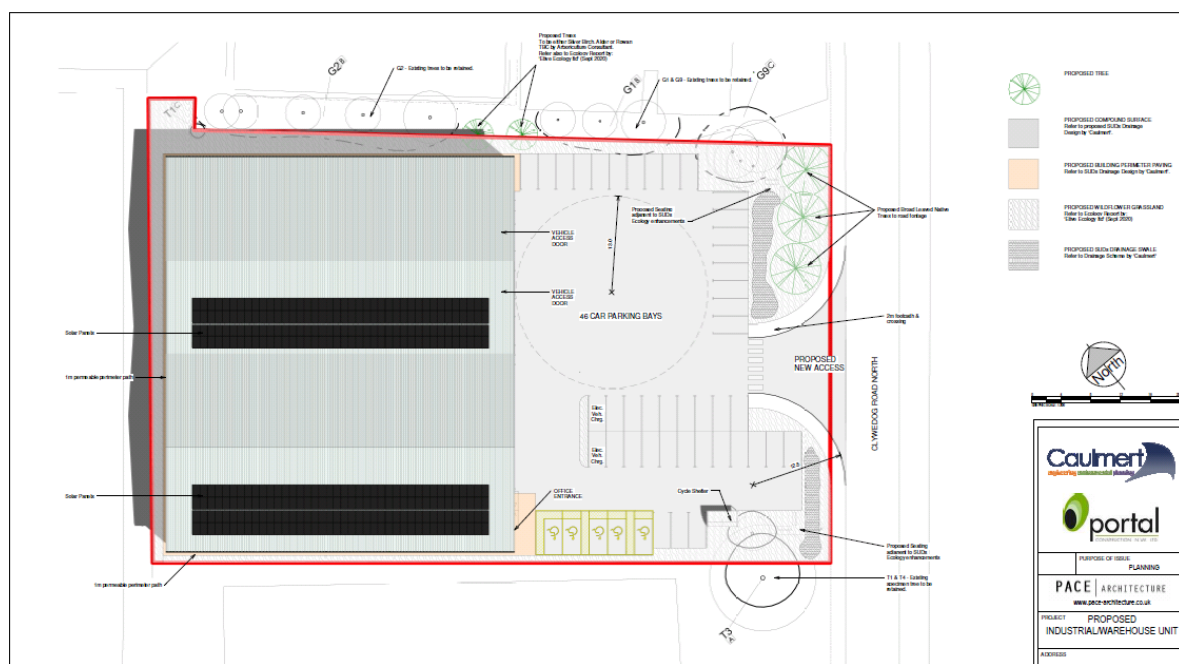
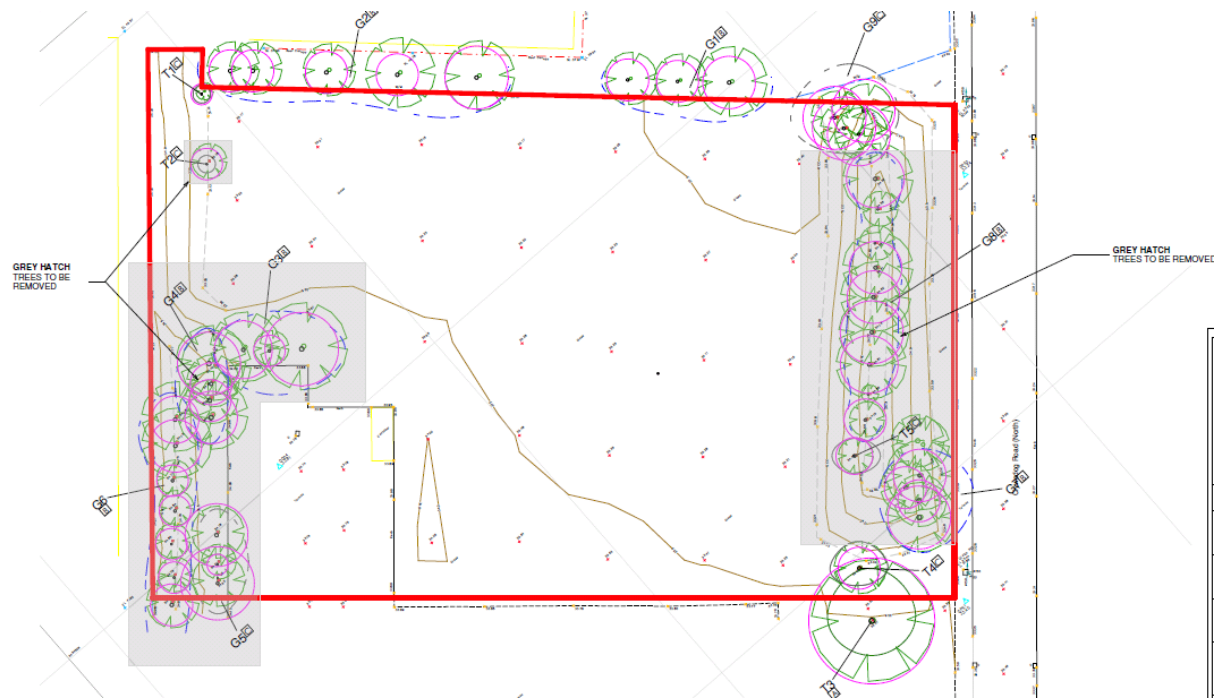
As above.

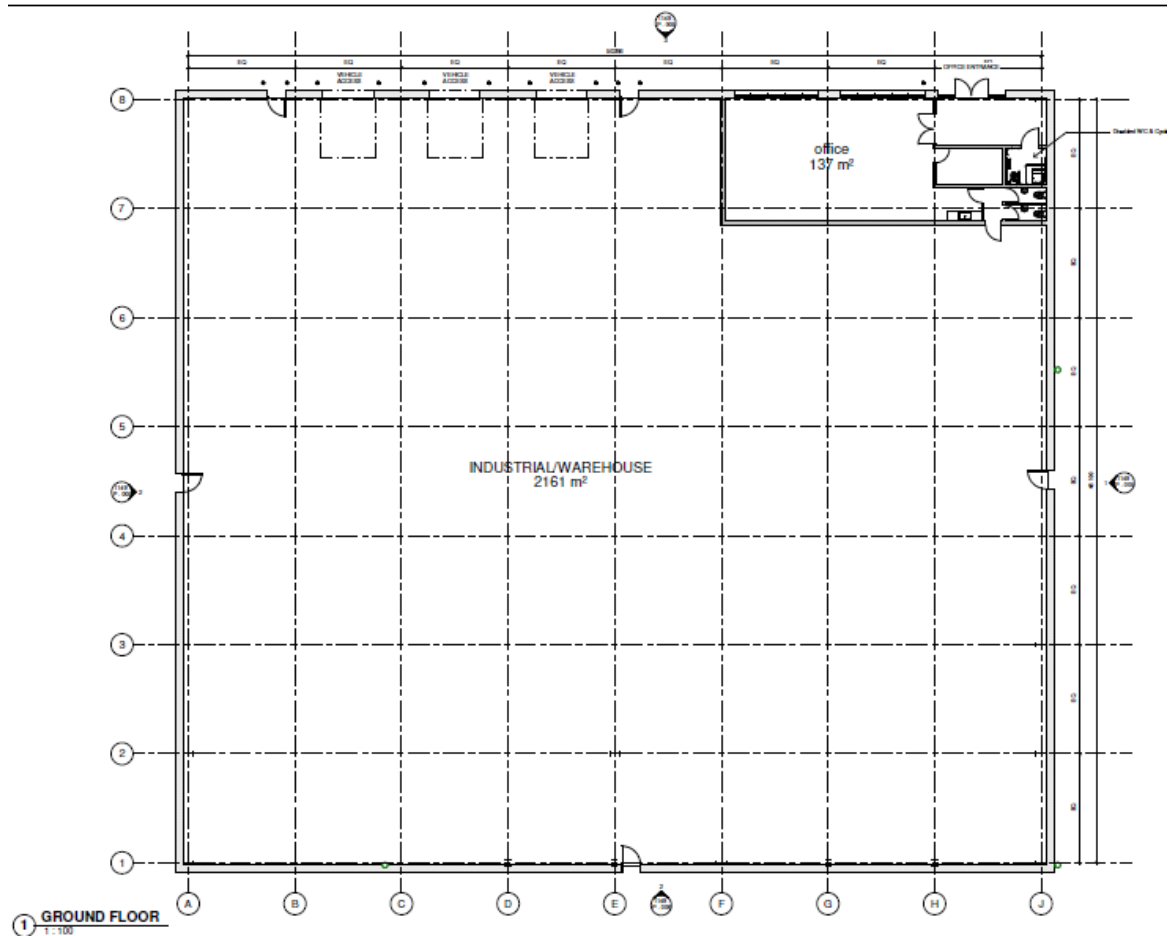
The application is for the construction of a 2161m² unit to be used for class B1, B2 and/or B8 purposes. There is no stated occupier. A new vehicular access is proposed in the centre of the site frontage. The building would be 10.5m to the ridge and clad in grey steel cladding.

The application includes a pre-application consultation report, tree report, transport assessment, ecology report, drainage strategy and planning statement.

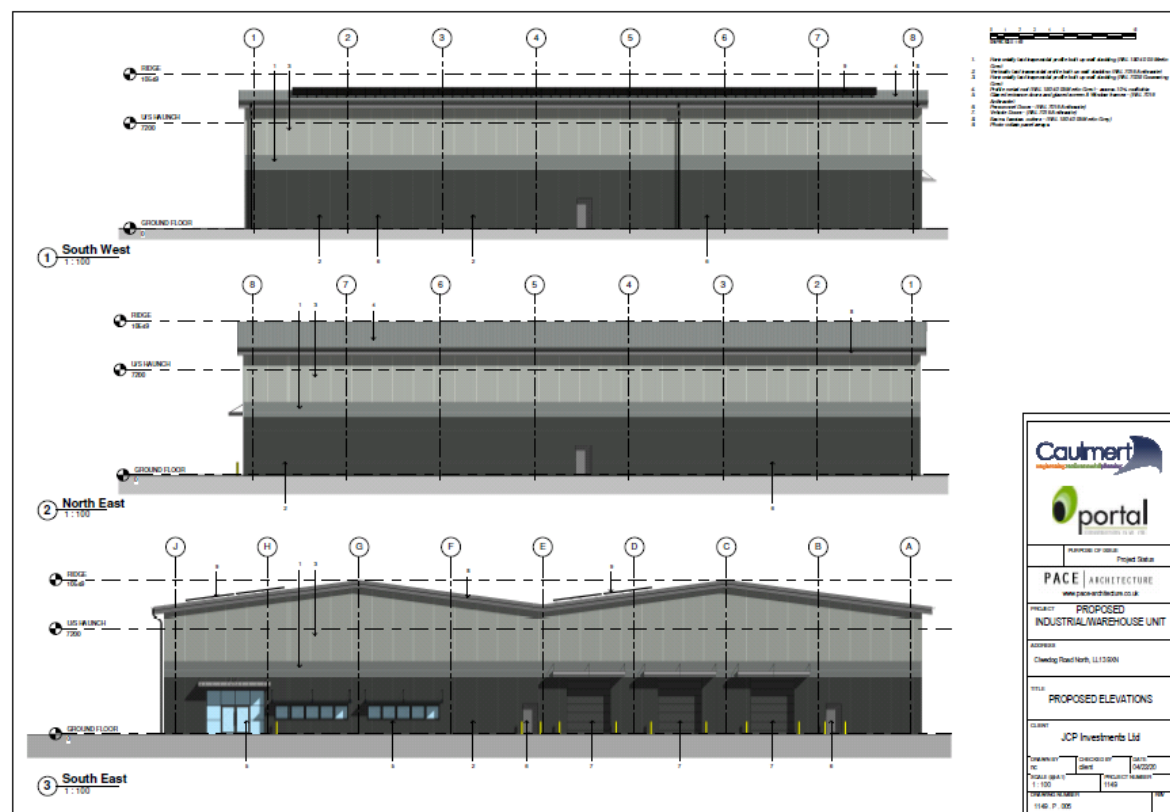


Location Plan

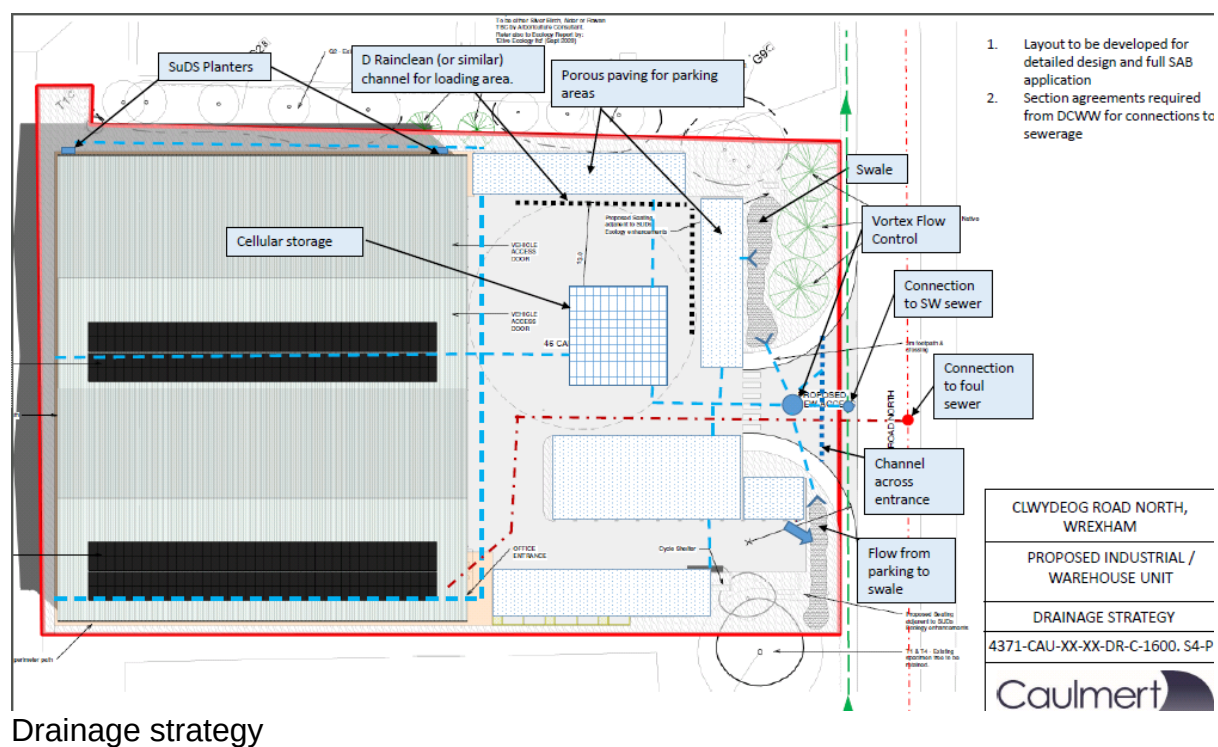
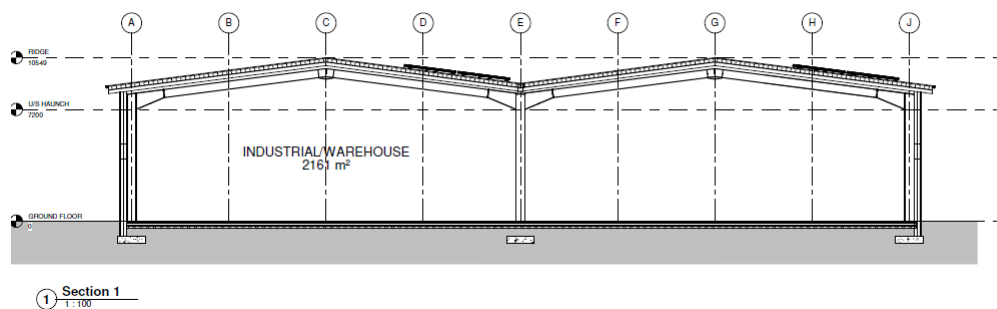


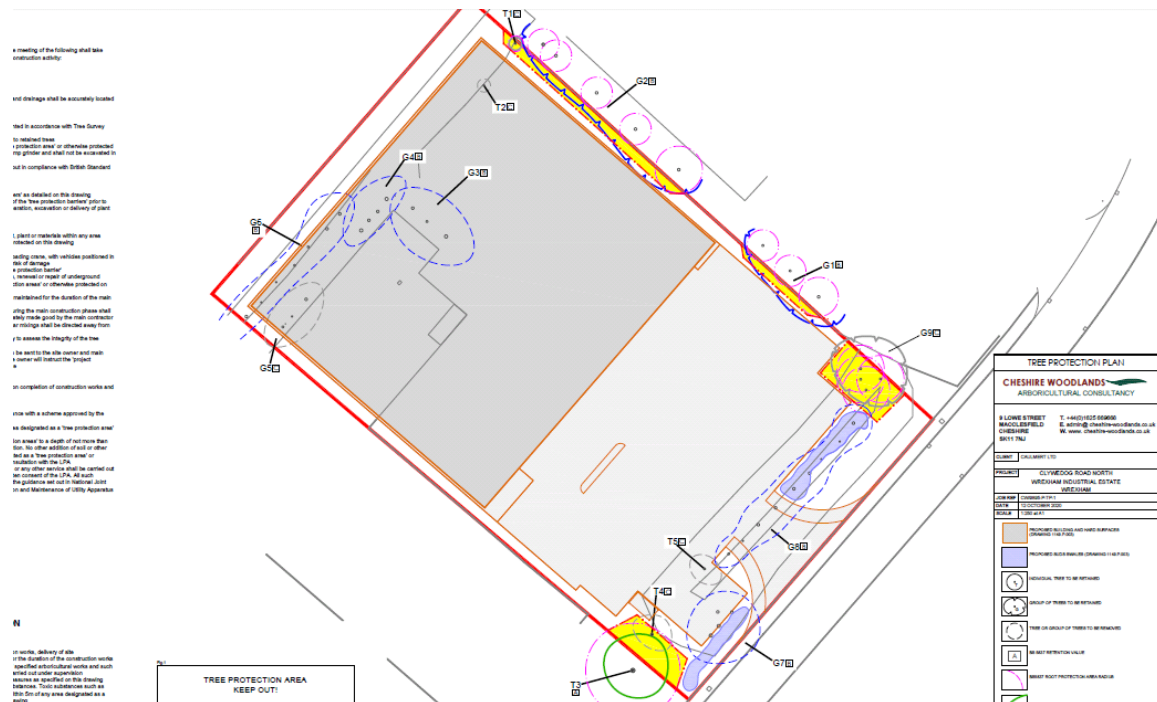


Proposed floor plan



Elevations





Tree Protection Plan

HISTORY none

DEVELOPMENT PLAN

The site is within settlement limits as set out in the Wrexham Unitary Development Plan. Policies PS2 PS1 PS11 EC4 EC6 GDP1 E4 and T8 are relevant, together with Local Planning Guidance Notes 15 Cycling, 16 Parking, 17 Trees, 26 Landscaping and employment development, 29 Ecology and employment development and 32 Biodiversity.

CONSULTATIONS

Abenbury Community Council:	No objections
Local member:	Consulted 18/12/2020
Highways:	No objections
Public protection:	No objection subject to comments and conditions
Contaminated land:	No objections
Flood risk:	Comments regarding need for SAB drainage approval
Welsh Water:	No objection subject to comments and conditions
Natural Resources Wales:	No objections

Other representations:

Press notice expired 29/1/2021

Adjoining occupiers notified 21/12/2020

One objection received:

i) The principle of this speculative development is unacceptable; The application site does not form part of the employment allocation. Allocated sites have not yet come forward, so any development of this predominantly greenfield site is

premature and contrary to the provisions of the development plan. No robust evidence has been provided to demonstrate that there is a shortfall of land allocated for employment uses, and the proposal should simply be resisted.

ii) The adverse impact on the character and appearance of the Industrial Estate; The provision of a substantial unit within the site that does not make a positive contribution to the character and appearance of the area. The separation distance that is maintained between existing units is a particular defining feature of the character of the area. The proposal would comprise inappropriate and a cramped form of development that would erode this spaciousness. The proposal with associated parking area and removal of the tree-lined verge to create the access would inflict significant harm on the character and appearance of the local area.

The proposed development would essentially result in overdevelopment of the site. Given the substantial scale and additional mass the proposed development would relate poorly to existing buildings. iii) The severe impact the increase in traffic will have on highway and pedestrian safety; It will result in a significant increase in traffic to and from the site, as well as displacing existing car parking that serves the existing industrial unit. The intensification of the use of the site will place unnecessary pressure on this part of the highway network.

The increase in traffic that will be generated is likely to result in an increase in manoeuvres on the surrounding roads. Along with an increase in the poor servicing and delivery arrangements, it will lead to vehicles parking on the highway to the

detriment of the safety and free flow of traffic. A full transport assessment is required.

iv) The adverse impact on the overall level of amenity at the adjacent unit. The proposed property is located adjacent to the site and the proposed development will be within 1.0 metre of the boundary. My client is particularly concerned that any reduction of light may impact on employees and undermine the function of his business. Additionally, due to the nature of the uses proposed it may result in an unacceptable increase in noise and disturbance associated that again may prejudice my client's business.

SPECIAL CONSIDERATIONS

Pre-application consultation

A pre-application enquiry was submitted to the Local Planning Authority and responded to in terms of planning policies and information requirements. The height of the building has been lowered in response to comments made.

The statutory pre-application consultation for a major development received a detailed response from the Highway Authority, which has been taken into account in the proposals.

Principle of the development

The site is un-allocated land within the industrial estate and is not subject to any restrictions. Policy E4 permits employment development on unallocated land within settlement limits, subject to compliance with Policy GDP1a and other relevant policies.

Visual amenity

The proposed building is considered to accord with the general character of the area. The building is set in 3 metres from the northern site boundary which is considered to be acceptable for industrial development. There are side facing in the adjoining building but the main office area will look out over a car park. Overall the proposal is considered to be acceptable in the context of the Industrial Estate.

Highway safety

The proposal was assessed at the pre-application stage and the highways response was favourable. The response has been taken into account in the submitted proposals and in the suggested conditions set out below.

Accidents

It is agreed that the local accident record does not indicate any road safety issues that would be exacerbated by the development.

Vehicular Speeds

It is agreed that traffic speed data from an ATC undertaken in June-July 2020 will be valid despite Covid19 restrictions and that the speeds recorded support the use of Manual for Streets stopping sight distances.

Proposed Site Access

A new priority junction is to be created on Clywedog Road North. The junction drawing presents an appropriate design with adequate visibility splays for the prevailing road speed.

Swept Path Analysis

Swept path analysis has been undertaken using a 16.5m articulated HGV, showing that the vehicle can enter and exit the site in a forward gear. The analysis does show some cross over into the opposite carriageway on left turns out of the site, but this is acceptable as a banksman would be able to manage the HGV's exit time.

Parking

Given that the end user of the site and therefore the split of B1C, B2 and B8 uses is not known, the use of the average of the maximum parking spaces permitted for each land use is a reasonable approach. The proposed 46 car parking spaces, including 5 designated disabled spaces, is therefore agreed to be in line with the Wrexham Parking Standards. The estimated trip generation suggests that this provision will be adequate for the development.

Cycle parking has been provided in line with the requirement for a B1 land use, the maximum that could be asked at the site.

Accessibility by non-car modes

The Transport Statement acknowledges that few residential areas are within a practical walking distance of Wrexham Industrial Estate. There is a greater potential for cycling and acceptable cycle routes are available and the provision of on-site cycle parking will help to encourage cycling.

It is noted that the bus services available are slightly beyond the preferred walking distance and without a paved footway on Clywedog Road East. However, access to the site by bus is a practical option.

Traffic Impact

As the balance of B1(c)/B2/B8 land uses is not yet known, I welcome the use of the higher warehousing trip rate. Use of the higher 16.30-17.30 trip rate rather than the traditional peak hour has also helped to provide a robust assessment. It is concluded that the traffic generation is modest.

Conclusion

The proposed design including the access junction and parking are acceptable. The expected trip generation of 13 two-way vehicle movements in each peak hour will not have a material impact on the road network. There are no highways concerns to raise.

Landscaping and trees

The proposal will involve some tree removal on the frontage to make the access but the main trees are to be retained as described in the Tree Report, with new planting detailed on the site layout plan.

Ecology

The ecology report concludes that:

The development footprint is dominated by improved grassland with young and occasionally semi-mature scattered trees, small areas of scrub and tall ruderal and an area of hard standing. The site has low potential to support foraging/commuting bats, nesting birds and notable species such as hedgehog, as well as foraging badgers. It is also acknowledged that GCN are present across the WIE but that the risk of presence within the site is very low/negligible. No field evidence of any protected species was recorded during the site survey.

Natural Resources Wales conclude:

Following a review of the information submitted, we concur that the proposed development area is of low value for bats and great crested newts.

As this is a lower risk case for protected species, 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.

Furthermore, we advise that the proposed development is not likely to harm or disturb protected species or their breeding sites and resting places at this site, provided the avoidance measures described in the ecological report are implemented.

Local Planning Guidance Note 29 states that Wrexham industrial estate is an extremely important ecological resource, and any development on an undeveloped site should provide mitigation equivalent to the development area either on or off site. The submitted ecological report focuses on the development site and does not mitigate habitat loss which is important in providing ecological networks throughout the estate.

However this land is improved grassland and could be used in connection with adjoining businesses under permitted development rights. In view of the comments of NRW it is considered that a refusal of planning permission based in LPG29 would not be justified.

Contamination

It is considered that the risks from ground contamination in relation to the proposed use to have been sufficiently assessed to demonstrate that any further contamination assessment or contamination remedial works will not be necessary. As a result a ground contamination related condition is not warranted.

CONCLUSION

The proposal is acceptable under the terms of adopted policies and guidance.

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:
1149.P.001 Location Plan
1149.P.002 Existing site plan
1149.P.003 Proposed Site Plan
1149.P.004 Proposed Floor Plan
1149.P.005 Proposed elevations
1149.P.006 Proposed sections
4371-CAU-XX-XX-DR-C-1600. S4-P1 Drainage Strategy
CW/9895-P-TP-1 Tree protection plan
1717/01B Proposed access arrangements
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. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.
5. The rating level of any noise generated by air handling plant associated with the development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.
6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Etive Ecology Ltd. Preliminary Ecological Appraisal - Land off Clywedog Road North, Wrexham Industrial Estate and dated October 2020 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
7. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Implication Assessment ref no.CW/9895-AS Cheshire Woodlands
 - 2) Tree Protection Plan ref no. CW/9895-P-TP-1 Cheshire Woodlands
 - 3) Arboricultural Method Statement ref no. CW/9895-AS Cheshire WoodlandsNo development or other operations shall take place except in strict accordance with the reports as approved.
8. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1149 . P . 003 within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
9. The landscaping scheme as carried out in connection with condition no. 8 shall be retained for a minimum of 5 years. Within this timescale, any retained trees or new 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.

10. 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.

11. 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 10 metres behind the adjoining highway.

12. Prior to first use of the development, the proposed vehicular access shall be laid out in strict accordance with approved plans nos. 1149 . P . 003 and 1717/01B. The visibility splays shall thereafter be permanently retained free of all obstruction in excess of 1 metre in height.

13. The vehicular parking and cycle parking areas as shown on approved drawing numbers(s) 1149 . P . 003 and 1717/01B shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

14. Prior to first use of the development, a 2.0m wide footway shall be constructed along the entire site frontage in strict accordance with Highway Authority adoptable standards.

15. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

16. No storage shall take place in the open on any part of the site except in the building(s) or in the areas indicated for those purposes on the approved plan number 1149-P-003.

17. A Service and Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of use of the building and shall be carried out thereafter.

18. Within 3 months of commencement of development a scheme of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The lighting as is approved shall be installed in strict accordance with the scheme prior to first use of the development and shall thereafter be permanently retained in a fully operational condition.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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.
7. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 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. 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 ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
11. 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.
12. To ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
14. In the interests of pedestrian safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
16. This is a non-standard reason
17. To safeguard highway safety and sustainable transport in accordance with Policies GDP1 and PS4 of the Wrexham Unitary Development Plan.
18. This is a non-standard reason

NOTE(S) TO APPLICANT

The written consent of the Highway Authority (as required by section 278 of the Highways Act 1980) must be obtained before any work is carried out within the confines of the highway in connection with condition no(s). @@. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council.

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

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.

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.

From the 7th of January 2019 any new development of more than one dwelling or that involves construction work of more than 100m² is required to obtain approval from the SuDS Approving Body (SAB) prior to the commencement of those construction works. Furthermore the surface water drainage systems serving proposals of greater than one property will be subject to adoption by the SAB and must be constructed in such a manner as to be compliant with new national statutory standards. Given the potential implications for your development, in particular it's layout, it is essential that you satisfy yourself as to whether SAB approval is required, and if so, that you can demonstrate that the surface water drainage arrangements will be compliant with the national standards. While it is possible to seek planning permission in isolation of seeking SAB approval we emphasis the risk in pursuing such an approach. The earlier it can be determined that your proposals are compliant with the new standards the less chance of delay, wasted effort and costs for all parties involved.

These comments are made in advance of any formal response from either the SAB or the Lead Local Flood Authority through the normal planning application consultation process to allow your early consideration of the implications of the new legislative requirements for your proposed development.

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 .

Natural Resources Wales Environment Team:

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

[series/guidance-for-pollution-prevention-gpps-full-list/](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.

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY 1 MARCH 2021

DELEGATED DECISIONS ISSUED 22 JANUARY TO 18 FEBRUARY 2021

ABE P/2018/1085 GRANTED 29/01/2021	, LAND AT CLYWEDOG ROAD EAST, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9XE, ,	ERECTION OF B2 / B8 INDUSTRIAL UNIT WITH ASSOCIATED MEANS OF ACCESS, SERVICING, PARKING AND LANDSCAPING TREATMENT WITH ECOLOGICAL MITIGATION ZONE (SITE 3)
GWE P/2020/0172 GRANTED 12/02/2021	, MYRTLE HOUSE, WINDY HILL, CEFN Y BEDD, WREXHAM, , LL12 9TE	TWO-STOREY SIDE AND REAR EXTENSION
PEN P/2020/0253 GRANTED 11/02/2021	, 1 BRYN ISSA, PLAS BENNION ROAD, PEN Y CAE, WREXHAM, , LL14 1TP	DYMCHWEL RHANNOL Y BWTHYN PAR PRESENNOL, CODI ANNEDD AR WAHAN DEULAWR NEWYDD GYDA PHARCIO A THIRLUNIO CYSYLLTIEDIG / PARTIAL DEMOLITION OF EXISTING SEMI- DETACHED COTTAGE, ERECTION OF NEW TWO-STOREY DETACHED DWELLING WITH ASSOCIATED PARKING AND LANDSCAPING
PEN P/2020/0332 GRANTED 29/01/2021	, , 50 STRYT ISSA, PEN Y CAE, WREXHAM, , LL14 2PN	RHYDDHAU AMODAU 3, 5, 7 A 15 (DEUNYDDIAU / TIRLUNIO), 10 (TROEDFFORDD) A 13 (BIODDIOGELWCH) O P/2018/0925 / DISCHARGE OF CONDITIONS 3, 5, 7 AND 15 (MATERIALS / LANDSCAPING), 10 (FOOTWAY) AND 13 (BIOSECURITY) OF P/2018/0925

WRC P/2020/0458 GRANTED 26/01/2021	, TESCO STORES LTD, CRESCENT ROAD, , WREXHAM, , LL13 8HF	CWYMPO COED A DDIOGELIR GAN ORCHYMYN CADW COED RHIF 284 - T41, T42, T43, T44, T45 AND G6 (5 X COEDEN PINWYDD A 3 X MAPLE NORWY) / FELLING OF TREES PROTECTED BY TREE PRESERVATION ORDER NO 284 - T41, T42, T43, T44, T45 AND G6 (5 x PINE TREES AND 3 X NORWAY MAPLE TREES)
CHI P/2020/0459 REFUSED 11/02/2021	, 6 NEW HOUSES, PENTRE, CHIRK, WREXHAM, , LL14 5AP	DEFNYDD / DATBLYGIAD CYFREITHLON AR GYFER CYNNIG TROSI ADEILAD ALLANOL I LLETY BYW YCHWANEGOL AR GYFER YR ANNEDD BRESENNOL / LAWFUL USE / DEVELOPMENT FOR PROPOSED CONVERSION OF OUTBUILDING TO ADDITIONAL LIVING ACCOMMODATION FOR EXISTING DWELLING
OVE P/2020/0535 GRANTED 26/01/2021	, 4 DEVA TERRACE, SCHOOL LANE, OVERTON, WREXHAM, , LL13 0ET	HYSBYSIAD O WAITH ARFAETHEDIG I GOED O FEW ARDAL GADWRAETH OWRTYN - TORRI I LAWR DDWY LAUREL, TORRI I LAWR TRI CHONWYDD, TOCI CANGHENNAU TRWM O UN SYCAMORWYDDEN AC O UN CASTANWYDD / NOTIFICATION OF PROPOSED WORKS TO TREES WITHIN OVERTON CONSERVATION AREA - CUT DOWN TWO LAURELS, CUT DOWN THREE CONIFERS, TRIM HEAVY BRANCHES FROM ONE SYCAMORE AND FROM ONE HORSE CHESTNUT
BRN P/2020/0557 GRANTED 26/01/2021	, ASH HOUSE, SCHOOL LANE, BRONINGTON, WREXHAM, , SY13 3HN	GWAITH I GOEDEN ONNEN A DDIOGELIR GAN ORCHYMYN CADW COED RHIF 167 / WORKS TO ASH TREE PROTECTED BY TREE PRESEVATION ORDER NO. 167
CHI P/2020/0562 GRANTED 26/01/2021	, 2A, LLWYN Y CIL, CHIRK, WREXHAM, , LL14 5AB	CODI ANNEDD NEWYDD / ERECTION OF A REPLACEMENT DWELLING

ISY P/2020/0566 REFUSED 11/02/2021	, J B FABRICATION, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, , LL13 9UT	FFENS FINN / BOUNDARY FENCE
WRR P/2020/0602 GRANTED 26/01/2021	, COLEG CAMBRIA, RHOSDDU ROAD, , WREXHAM, , LL12 7AB	GWAITH COED I DERFYN (T21,23,25,26,27,28,29,30,31,32), YEW (T24) A HOLLY (T22) A DDIOGELIR GAN GORCHYMYN CYFLWYNO COED RHIF. 110/TREE WORKS TO LIME (T21,23,25,26,27,28,29,30,31,32), YEW (T24) AND HOLLY (T22) PROTECTED BY TREE PRESEVATION ORDER NO. 110
RHO P/2020/0605 GRANTED 26/01/2021	, 15, STABLEGATES, JOHNSTOWN, WREXHAM, , LL14 2SX	GAN ORCHYMYN CADW COED (LLEIHAU CANGHENNAU A TYNNU COED MARW) / WORKS TO ASH TREE PROTECTED BY TREE PRESERVATION ORDER (BRANCH REDUCTION AND REMOVAL OF DEADWOOD)
RHO P/2020/0609 GRANTED 26/01/2021	, 28, RHODFA GANOL, JOHNSTOWN, WREXHAM, , LL14 1PW	T1: DERW - GOSTWNG Y GORON HYD AT 25% / T1: OAK - REDUCE CROWN BY UP TO 25%
WRO P/2020/0637 GRANTED 11/02/2021	, 67, Ffordd Glyn, WREXHAM, , , LL13 7QW	ESTYNIAD BLAEN DEULAWR AC ESTYNIAD CEFN UNLAWR / TWO STOREY FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION
ROS P/2020/0644 GRANTED 26/01/2021	, LAKESIDE, STONELEIGH, ROSSETT, WREXHAM, , LL12 0HS	YN GWAITHIO I GOED A DDIOGELIR GAN ORCHYMYN CADW COED (WCBC NO 97) / WORKS TO TREES PROTECTED BY TREE PRESEVATION ORDER (WCBC NO 97)
ROS P/2020/0666 GRANTED 26/01/2021	, STRATHALYN, LLAY ROAD, ROSSETT, WREXHAM, , LL12 0HS	WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER GWAITH I GOED SY'N DESTYN GORCHYMYN CADW COED
HAN P/2020/0682 GRANTED 26/01/2021	, CHADWELL, HANMER, WHITCHURCH, SY13 3DE, ,	TOCIO A CHWYMPO COED MEWN ARDAL GADWRAETH / PRUNING AND FEELING TREES IN A CONSERVATION AREA

BAN P/2020/0683 GRANTED 26/01/2021	, 7, ABBEY GARDENS, BANGOR ON DEE, WREXHAM, , LL13 0DZ	GWAITH I COEDEN A DDIOGELIR GAN ORCHYMYN CADW COED RHIF 168 / WORKS TO OAK TREE (T1) PROTECTED BY TREE PRESERVATION ORDER NO 168 (WMBC)
GRE P/2020/0692 GRANTED 05/02/2021	, 47, NARROW LANE, GRESFORD, WREXHAM, , LL12 8EN	ESTYNIAD CEFN UNLLAWR / SINGLE STOREY REAR EXTENSION
HOL P/2020/0704 REFUSED 26/01/2021	, 5, SMITHY COTTAGES, SANDY LANE, LLAN Y PWLL, WREXHAM, LL13 9SF	ESTYNIAD OCHR UNLLAWR / SINGLE STOREY SIDE EXTENSION
MAE P/2020/0705 GRANTED 11/02/2021	, BETTISFIELD BOATYARD, THE MOORINGS, BETTISFIELD, WREXHAM, , SY13 2LJ	CREU UN ANGORFA BRESYL AC UN GOSODIAD GWYLIAU / CREATION OF ONE RESIDENTIAL MOORING AND ONE HOLIDAY LET UNIT
ESC P/2020/0708 GRANTED 26/01/2021	, SAINT MARYS CHURCH, BERSHAM BANK, BERSHAM, WREXHAM, , LL14 4LP	CHWYMPO COED MEWN ARDAL GADWRAETH / FELLING TREES IN A CONSERVATION AREA
WRA P/2020/0710 GRANTED 26/01/2021	, 21, KENSINGTON GROVE, , WREXHAM, , LL12 8AJ	YN GWAITHIO (T17) GOEDEN FFAWYDD (GOSTYNGIAD CORON) A DDIOGELIR GAN ORCHYMWYN CADW COED WMBC 167/1995 / WORKS TO (T17) BEECH TREE (CROWN REDUCTION) TREES PROTECTED BY TREE PRESERVATION ORDER WMBC 167/1995
WRA P/2020/0711 GRANTED 26/01/2021	, 25, KENSINGTON GROVE, , WREXHAM, , LL12 8AJ	YN GWAITHIO (T14) GOEDEN FFAWYDD (TYNNWCH 2 AELOD A CHORON DENAU 15%) A DDIOGELIR GAN ORCHYMYN CADW COED WMBC 167/1995 / WORKS TO (T14) BEECH TREE (REMOVE 2 LIMBS AND THIN CROWN BY 15%) PROTECTED BY TREE PRESERVATION ORDER WMBC 167/1995

WRA P/2020/0712 GRANTED 26/01/2021	, 17, KENSINGTON GROVE, , WREXHAM, , LL12 8AJ	YN GWAITHIO (T21) GOEDEN FFAWYDD (CHORON DENAU 15%) A DDIOGELIR GAN ORCHYMYN CADW COED WMBC 167/1995 / WORKS TO (T21) BEECH TREE (THIN CROWN BY 15%) PROTECTED BY TREE PRESERVATION ORDER WMBC 167/1995
WRA P/2020/0713 GRANTED 26/01/2021	, 19, KENSINGTON GROVE, BOX LANE, WREXHAM, , LL12 8AJ	YN GWAITHIO I (T18) GOEDEN FFAWYDD (CHORON DENAU 15%) A DDIOGELIR GAN ORCHYMYN CADW COED WMBC 167/1995 / WORKS TO (T18) BEECH TREE (THIN CROWN BY 15%) PROTECTED BY TREE PRESERVATION ORDER WMBC 167/1995
GWE P/2020/0719 GRANTED 11/02/2021	, BELVEDERE, GLANLLYN ROAD, BRADLEY, WREXHAM, , LL11 4DA	WAL FFIN / BOUNDARY WALL
GRE P/2020/0730 GRANTED 26/01/2021	, 18, SPRINGFIELD COURT, GRESFORD, WREXHAM, , LL12 8HY	GWAITH I GOEDEN TERFYN A DDIOGELIR GAN ORCHYMYN CADW COED / WORKS TO LIME TREE PROTECTED BY TREE PRESERVATION ORDER (WCBC NO 249)
GRE P/2020/0731 GRANTED 26/01/2021	, 20, SPRINGFIELD COURT, GRESFORD, WREXHAM, , LL12 8HY	GWAITH I GOEDEN TERFYN A DDIOGELIR GAN ORCHYMYN CADW COED / WORKS TO LIME TREE PROTECTED BY TREE PRESERVATION ORDER (WCBC NO 249)
MIN P/2020/0733 GRANTED 11/02/2021	, 1, EVERSLEY COURT, MINERA, WREXHAM, , LL11 3YZ	RHYDDHAU AMOD 27 (DILYSGU HALOGIAD) O GANIATAD CYNLLUNIO P/2019/0355 / DISCHARGE OF CONDITION 27 (CONTAMINATION VERIFICATION) OF PLANNING PERMISSION P/2019/0355

GWE P/2020/0734 GRANTED 26/01/2021	, 17, CELTIC ROAD, SUMMERHILL, WREXHAM, , LL11 4QE	YN GWAITHIO I GOED A DDIOGELIR GAN ORCHYMWYN CADW COED WCBC 229 / WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 229
WRR P/2020/0735 GRANTED 26/01/2021	, NIGHTINGALE HOUSE, CHESTER ROAD, , WREXHAM, , LL11 2SJ	MAES PARCIO A RAMP GYDA GOLEUADAU A DIOGELWCH CYSYLLTIEDIG / CAR PARK AND RAMP WITH ASSOCIATED LIGHTING AND SECURITY
HAN P/2020/0745 GRANTED 08/01/2021	, CROXTON FARM, WHITCHURCH ROAD, HANMER, WREXHAM, , SY13 3BS	NEWID DEFNYDD I GARTREF GOFAL I BLANT / CHANGE OF USE TO CHILDREN'S HOME
ESC P/2020/0751 GRANTED 26/01/2021	, 45, WILKINSON DRIVE, BERSHAM, WREXHAM, , LL14 4FD	GWAITH I GOEDEN SYCAMORWYDD / WORKS TO SYCAMORE TREES (TPO WCBC NO 121)
GWE P/2020/0753 GRANTED 26/01/2021	, STANSTY PARK ESTATE, GRIFFITHS ROAD, WREXHAM, , , LL11 4YG	GWAITHIO I GOEDEN A DDIOGELIR GAN ORCHYMYN CADW COED DT2-1951(T17 BEECH, T22 SYCAMORE, T30 BEECH, T72 BEECH, T101 BEECH, G2 BEECH, T169 SYCAMORE)/ WORKS TO TREES PROTECTED BY TREE PRESEVATION ORDER DT2 - 1951 (T17 BEECH, T22 SYCAMORE, T30 BEECH, T72 BEECH, T101 BEECH, G2 BEECH, T169 SYCAMORE)
GWE P/2020/0756 GRANTED 11/02/2021	, RAILBRIDGE COURT, MAIN ROAD, RHOSROBIN, WREXHAM, , LL11 4RL	NEWID DEFNYDD O CANOLFAN ADDYSG PLANT B1 I D1 / CHANGE OF USE FROM B1 TO D1 CHILDREN'S EDUCATION CENTRE
WRA P/2020/0772 GRANTED 26/01/2021	, MAPLEWOOD, DEAN ROAD, , WREXHAM, , LL12 9EL	YN GWAITH I (T5) GOEDEN FFAWYDD A DDIOGELIR GAN ORCHYMYN CADW COED WMBC 74 / WORKS TO (T5) BEECH TREE PROTECTED BY TREE PRESERVATION ORDER WMBC 74

OVE P/2020/0775 GRANTED 11/02/2021	, NORTH BARN, CRAB MILL FARM, KNOLTON, OVERTON, WREXHAM, LL13 0LE	ESTYNIAD CEFN UNLLAWR / SINGLE STOREY REAR EXTENSION
WRO P/2020/0777 GRANTED 08/02/2021	, ST MARYS CATHEDRAL, REGENT STREET, , WREXHAM, , LL11 1RB	CANIATAD ADEILAD RHESTREDIG AR GYFER ADDASIADAU ALLANOL I'R ESTYNIAD CEFN (GEGIN A SCULLERY) / LISTED BUILDING CONSENT FOR EXTERNAL ALTERATIONS TO THE REAR EXTENSION (KITCHEN AND SCULLERY)
WRO P/2020/0778 GRANTED 11/02/2021	, 1-3, COLLEGE STREET, WREXHAM, LL13 8LU, ,	TRAWSNEWID UNED PRESENNOL TY AMLFEDDIANNAETH AC PRESWYL I 7 RHIF. TALIADAU / CONVERSION OF EXISTING HOUSE IN MULTIPLE OCCUPATION AND RESIDENTIAL UNIT TO 7 NO. APARTMENTS
GRE P/2020/0779 GRANTED 26/01/2021	, GLADWYN LODGE, CHESTER ROAD, GRESFORD, WREXHAM, , LL12 8PP	GWAITH I COEDEN GALCH (T1) A DDIOGELIR GAN ORCHYMYN CADW COED WCBC NO 20 / WORKS TO LIME TREE (T1) PROTECTED BY TREE PRESERVATION ORDER WCBC NO 20
ISY P/2020/0802 GRANTED 11/02/2021	, TY Y MAES, BOWLING BANK, WREXHAM, LL13 9RT, ,	CODI ADEILAD AMAETHYDDOL / ERECTION OF AGRICULTURAL BUILDING
ISY P/2020/0806 GRANTED 11/02/2021	, HAREBELL COTTAGE, ISYCOED, BOWLING BANK, WREXHAM, , LL13 9RY	ESTYNIAD CEFN LLAWR CYNTAF FIRST FLOOR REAR EXTENSION
WRR P/2020/0807 GRANTED 26/01/2021	, 51, ACTON GATE, WREXHAM, LL11 2PW, ,	GOSTYNGIAD Y GORON I'R GOEDEN FFAWYDD SYN'N DESTYN ORCHYMWYN CADW COED / CROWN REDUCTION OF BEECH TREE SUBJECT OF TREE PRESERVATION ORDER

CEF P/2020/0810 GRANTED 11/02/2021	, 12, Ffordd Kayton, Cefn Mawr, Wrexham, , LL14 3RB	Dymchwel Estyniad Unllawr, Adeiladu ty 4 ystaffell gwely a mynediad newydd / Demolish single storey extension, construction of a 4 bedroom dwelling and new access
COE P/2020/0812 GRANTED 11/02/2021	, 3, Bryn Clywedog, Coedpoeth, Wrexham, , LL11 3SR	Codi Adeilad Allanol (yn ol tremiol) / Erection of outbuilding (in retrospect)
CHI P/2020/0814 GRANTED 26/01/2021	, 1, The Paddocks, Trevor Road, Chirk, Wrexham, LL14 5HD	Gwaredu 2 goedden gonwydd mewn ardal gadwraeth / Removal of 2 conifer trees within a conservation area
WRA P/2020/0815 GRANTED 26/01/2021	, 71, Ffordd Garmonydd, Wrexham, LL12 8JE, ,	Cael gwared ar goedden dderw wedi'i gwarchod gan orchymym cadw coed / Removal of oak tree protected by tree preservation order
GWE P/2020/0820 GRANTED 11/02/2021	, Bluebell Cottage, Blue Bell Lane, Pandry, Wrexham, , LL12 8EE	Codi Adeilad Garej / Erection of garage
WRR P/2020/0823 GRANTED 26/01/2021	, 51, Acton Gate, , Wrexham, , LL11 2PW	Estyniad blaen llawr cyntaf first floor front extension
MIN P/2020/0824 GRANTED 26/01/2021	, Bryn Cottage, Old Road, Minera, Wrexham, , LL11 3YS	Estyniad ochr llawr cyntaf first floor side extension
ISY P/2020/0826 GRANTED 11/02/2021	, Rodens Hall Farm, Bowling Bank, , Wrexham, , LL13 9RS	Newidiadau i'r sied bodolant alteration to existing shed
GRE P/2020/0828 GRANTED 11/02/2021	, Roft Cottage, Springfield Lane, Marford, Wrexham, , LL12 8TF	Works to sycamore tree (crown reduction) within Marford conservation area

HOL P/2020/0829 GRANTED 26/01/2021	, GOURTON HALL, BORRAS HALL LANE, BORRAS, WREXHAM, , LL13 9SH	CYMERADWYN BLAENOROL I STORIO PEIRIANNAU AMAETHYDDOL / PRIOR APPROVAL TO STORE AGRICULTURAL MACHINERY
GRE P/2020/0834 GRANTED 26/01/2021	, 60, STANCLIFFE AVENUE, MARFORD, WREXHAM, , LL12 8LW	ESTYNIADAU OCHR A CHEFN / SIDE AND REAR EXTENSIONS
WRA P/2020/0836 GRANTED 26/01/2021	, 11, HINSLEY DRIVE, WREXHAM, , , LL13 9QH	ESTYNIAD OCHR LLAWR CYNTAF / FIRST FLOOR SIDE EXTENSION
BAN P/2020/0837 APPROVED 17/02/2021	, BRIDGEMAN HOUSE, HIGH STREET, BANGOR ON DEE, WREXHAM, , LL13 0BU	RHYDDHAU AMODAU 3 (ECOLEG), 4 (ADRODDIAD COEDEN), 5 (AMDDIFFYN RHAG LLIFOGYDD), 6 (DEUNYDDIAU) A 7 (FFENESTRIA DRYSAU) O CANIATAD CYNLLUNIO P/2019/0715 / DISCHARGE OF CONDITIONS 3 (ECOLOGY), 4 (TREE REPORT), 5 (FLOOD PROTECTION), 6 (MATERIALS) AND 7 (WINDOWS AND DOORS) OF PLANNING PERMISSION P/2019/0715
LLA P/2020/0845 GRANTED 11/02/2021	, 4, FOXWOOD RISE, LLAY, WREXHAM, , LL12 0UX	YN GWAITHIO I GOED A DDIOGELIR GAN ORCHYMYN CADW COED RHIF 85, W2 / WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER NO. 85, W2
BRO P/2020/0851 GRANTED 26/01/2021	, 8, BAKERY FIELDS, BRYNTEG, WREXHAM, , LL11 6NJ	NEWIDIADAU AC ESTYNIAD I'R GAREJ I FFURFIO ATODIAD / ALTERATIONS AND EXTENSION TO GARAGE TO FORM ANNEXE
GWE P/2020/0854 GRANTED 26/01/2021	, PARRYS RETAIL FURNITURE WAREHOUSE, MOLD ROAD, GWERSYLLT, WREXHAM, , LL11 4AQ	20M MONOPOLE UCHEL AC OFFER CYMDEITHASOL / 20M HIGH MONOPOLE AND ASSOCIATED EQUIPMENT

WRA P/2020/0855 APPROVED 17/02/2021	, FORMER DIVISIONAL POLICE HEADQUARTERS, BODHYFRYD, , WREXHAM, , LL12 7BW	RHYDDHAU AMOF 5 (DRAENIO) A 6 (DEUNYDD) O GANIATAD CYNLLUNIO P/2018/0675 / DISCHARGE OF CONDITIONS 5 (DRAINAGE) AND 6 (PROPOSED MATERIALS) OF PLANNING PERMISSION P/2018/0675
ERB P/2020/0856 GRANTED 11/02/2021	, EYTON GRANGE, EYTON, WREXHAM, LL13 0SW, ,	ESTYNIAD CEFN DEULAWR / TWO STOREY REAR EXTENSION
CHI P/2020/0857 GRANTED 15/01/2021	, LADY MARGARET'S CARAVAN CLUB SITE, CHIRK, WREXHAM, LL14 5AA, ,	RHYDDHAU AMOD 2 O GANIATAD CYNLLUNIO P/2019/0143 (DRAENIO) / DISCHARGE OF CONDITION 2 OF PLANNING PERMISSION P/2019/0143 (DRAINAGE)
GRE P/2020/0859 GRANTED 26/01/2021	, 4, POPLAR AVENUE, GRESFORD, WREXHAM, , LL12 8EP	ESTYNIADAU CEFN A OCHR UNLLAWR / SINGLE STOREY SIDE AND REAR EXTENSION
LLR P/2020/0860 GRANTED 11/02/2021	, 3, PLEASANT VIEW, FRONCYSYLLTE, LLANGOLLEN, WREXHAM, LL20 7SF	ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE EXTENSION
BRN P/2020/0861 GRANTED 11/02/2021	, STONEYHURST, GRANGE ROAD, BRONINGTON, WHITCHURCH, , SY13 3HL	ESTYNIAD OCHR DEULAWR A GAREJ / TWO STOREY EXTENSION AND GARAGE
GWE P/2020/0862 GRANTED 26/01/2021	, WOODSTOCK, VICARAGE CLOSE, SUMMERHILL, WREXHAM, , LL11 4TW	ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE EXTENSION

RHO P/2020/0864 GRANTED 26/01/2021	, 6, THE HAVEN, PONCIAU, WREXHAM, , LL14 1LA	TYSTYSGRIF GYFREITHLON AR GYFER ESTYNIAD CEFN UNLLAWR / LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION
COE P/2020/0867 GRANTED 11/02/2021	, 35, HEOL MAELOR, COEDPOETH, WREXHAM, , LL11 3LU	NEWID DEFNYDD I (C2) GARTREF GOFAL I BLANT (3 O BLANT) / CHANGE OF USE TO (C2) CHILDREN'S CARE HOME (3 CHILDREN)
GRE P/2020/0872 GRANTED 11/02/2021	, 69, WYNNSTAY LANE, MARFORD, WREXHAM, , LL12 8LH	ESTYNIAD CEFN UNLLAWR / SINGLE STOREY REAR EXTENSION
COE P/2020/0873 GRANTED 11/02/2021	LAND SOUTH OF, NANT COTTAGE, LOWER ROAD, COEDPOETH, WREXHAM, , LL11 3TP	MATERION NEILLTUEDIG (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) YN UNOL A CHANIATAD AMLINELLLOL P/2020/0370 / RESERVED MATTERS (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION P/2020/0370
OVE P/2020/0875 GRANTED 11/02/2021	, PENYLLAN HOUSE, PENYLLAN STREET, OVERTON, WREXHAM, , LL13 0EE	CHWYMPO COED MEWN ARDAL GADWRAETH / FELLING TREES IN A CONSERVATION AREA
GWE P/2020/0877 GRANTED 26/01/2021	, 29, PENDINE WAY, GWERSYLLT, WREXHAM, , LL11 4UQ	ESTYNIAD OCHR LLAWR CYNTAF / FIRST FLOOR SIDE EXTENSION
LLA P/2020/0888 GRANTED 11/02/2021	, BLACKBROOK GARAGE, GRESFORD ROAD, LLAY, WREXHAM, , LL12 0NW	AMRYWIO AMOD 2 Y CANIATAD CYNLLUNIO P/2019/0698 - ESTYN Y CYFNOD AMSER AR GYFER CYFLWYNO MATERIO A GADWYD YN OL / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2019/0698 - EXTEND TIME PERIOD FOR SUBMISSION OF RESERVED MATTERS

WRR P/2020/0891 GRANTED 11/02/2021	, 104, NEW ROAD, , WREXHAM, , LL11 2HD	ESTYNIADAU BLAEN, OCHR A CEFN / FRONT, SIDE AND REAR EXTENSIONS
WRR P/2020/0892 GRANTED 11/02/2021	, 28, CLARENCE ROAD, WREXHAM, LL11 2EU, ,	ESTYNIAD OCHR UNLLAWR / SINGLE STOREY SIDE EXTENSION
COE P/2020/0897 REFUSED 17/02/2021	, THE BARN, HIGHER BERSE, HIGHER BERSE ROAD, SOUTHSEA, WREXHAM, LL11 6PW	DIWYGIAD ANSYLLOL I GANIATAD CYNLLUNIO P/2016/0409 - NEWID DEUNYDDIAU I APPERANCE ALLANOL / NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2016/0409 - CHANGE OF MATERIALS AND EXTERNAL APPERANCE
HOL P/2021/0001 APPROVED 02/02/2021	, COMMONWOOD FISHERY, BUCK ROAD, COMMONWOOD, HOLT, WREXHAM, LL13 9TF	RHYDDHAU AMOD 7 O GANIATAD CYNLLUNIO P/2017/0409 / DISCHARGE OF CONDITION 7 ATTACHED TO P/2017/0409
MIN P/2021/0007 GRANTED 12/02/2021	, 2, NANTLAIS, MINERA, WREXHAM, , LL11 3YY	RHYDDHAU AMOD 7 (HALOGIAD) O GANIATAD CYNLLUNIO P/2020/0687 / DISCHARGE OF CONDITION 7 (CONTAMINATION) OF PLANNING PERMISSION P/2020/0687
COE P/2021/0030 GRANTED 17/02/2021	PLAS POWER HOME FARM BUILDINGS, PLAS POWER ESTATE, RUTHIN ROAD, COEDPOETH, WREXHAM, , LL11 3BP	RHYDDHAU AMODAU 5 (DRAENIO), 16 (ECOLEG), 19 (FFLIWIAU ALLANOL) AC 21 (LLIW PAENT) O GANIATAD CYNLLUNIO P/2019/0640 / DISCHARGE OF CONDITIONS 5 (DRAINAGE), 16 (ECOLOGY), 19 (EXTERNAL FLUES) AND 21 (PAINT COLOUR) OF PLANNING PERMSSION P/2019/0640

RUA P/2021/0049 GRANTED 05/02/2021	, CINDERS FARM, RUABON, WREXHAM, , LL14 6HL	RHYDDHAU AMOD 3 (SAMPLAU DEUNYDD) O GANIATAD CYNLLUNIO P/2020/0786 / DISCHARGE OF CONDITION 3 (MATERIAL SAMPLES) OF PLANNING PERMISSION P/2020/0786
RHO P/2021/0050 GRANTED 11/02/2021	, 24, BRYN AVENUE, JOHNSTOWN, WREXHAM, , LL14 2SU	DIWYGIO DEUNYDD DEUNYDDOL I GANIATAD CYNLLUNIO P/2020/0553 DYLUNION ROOF / NON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2020/0553 ROOF DESIGN
LGC P/2021/0052 GRANTED 15/02/2021	, CAPEL PENUEL PANDY, HAFOD Y GARREG, GLYN CEIRIOG, WREXHAM, , LL20 7PD	NEWIDIADAU ANSYLWEDDOL I GANIATAD CYNLLUNIO P/2016/0130 - DYLUNIAD FFENSTER / MON MATERIAL AMENDMENT TO PLANNING PERMISSION P/2016/0130 - WINDOW DETAILS

