

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

Applicant	MRS JUDITH COLE	Code	GRE P/2020/0231
Agent	CHRYSLIS ARCHITECTURAL DESIGN MRS JEN ELLIS THE OLD DAIRY MEIFOD SY22 6DW	No Date Received	 06/04/2020 07/10/2020
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

THE PIKEY, PIKEY LANE, GRESFORD, WREXHAM, , LL12 8TT

Description of application

AMRYWIO AMOD 2 O CANIATÂD CYNLLUNIO P/2019/0146 - DIWYGIO'R DRYCHIADAU A CHYNLLUN Y LLAWR / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2019/0146 - AMEND ELEVATIONS AND FLOOR LAYOUT

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement
PS2	limits
	Development and the environment

Revision	Date	Description of Decision
0	07/10/2020	Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Proposed floor plans KNTS03.1.3.112-0 Rev D
Proposed Elevations sheet 1 KNTS03.1.3.113-0 Rev B

Applicant	MRS JUDITH COLE	Code No	GRE P /2020 /0231
Agent	CHRYSLIS ARCHITECTURAL DESIGN MRS JEN ELLIS THE OLD DAIRY MEIFOD SY22 6DW	Date Received	06/04/2020 07/10/2020
		Decision Date	

Proposed Elevations sheet 2 KNTS03.1.3.114-0 Rev C
and as contained within the application documentation.

3. 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 to G of Schedule 2 Part 1, other than the development hereby granted permission.

4. Prior to the first use of the development hereby approved the use of the existing field access located at the junction of Pikey Lane and Old Wrexham Road shall cease and be abandoned.

5. Prior to their first use of the development, a specification of all facing and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as submitted.

6. All window frames, window casements, door frames and doors shall be of a timber construction.

7. Prior to first use of the development hereby approved the new vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. The development shall be carried out in strict accordance with the Arboricultural Implication Assessment ref no.18/AIA/WXM/238. No development or other operations shall take place except in strict accordance with the reports as approved.

9. The development shall be carried out in accordance with the detail of hedge planting as approved under application P/2019/0146 and P/2019/0876: Hedgerow Replacement Plan ATMOS consulting November 2019. Approved with the amendment that Cherry Plum (prunus cerasifa) should be omitted from the specification as it is neither a native species or hedgerow plant and replaced by holly (Ilex aquifolia) or field rose (R. avensis) or Dog rose (R. Canina).

10. The development shall be carried out in accordance with the details as approved under planning permisison P/2019/0146 and P/2019/0876: GCN Reasonable Avoidance Measures Method statement ATMOS Consulting November 2019

Reason(s)

Applicant	MRS JUDITH COLE	Code No	GRE P /2020 /0231
Agent	CHRYSLIS ARCHITECTURAL DESIGN MRS JEN ELLIS THE OLD DAIRY MEIFOD SY22 6DW	Date Received	06/04/2020 07/10/2020
		Decision Date	

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. 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.
4. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
7. To ensure an adequate service and parking area is retained within the site in the interests of highway safety in accordance with Policies GDP1 and T8 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. In the interests of the conservation of wildlife in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. The site is likely to contains features of ecological interest and it is necessary for the precise location of these features to be shown so that adequate provision can be made to ensure that later development does not damage any habitats or species identified in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.

Applicant	MRS JUDITH COLE	Code No	GRE P /2020 /0231
Agent	CHRYSLIS ARCHITECTURAL DESIGN MRS JEN ELLIS THE OLD DAIRY MEIFOD SY22 6DW	Date Received	06/04/2020
		Decision Date	07/10/2020

htm



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

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

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