

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 REBECCA BORMAN	Code No	BRY P/2020/0762
Agent	MR ASHLEY TUCKER	Date Received	10/11/2020
		Decision Date	13/01/2021

Town and Country Planning Act, 1990
Section 73

Location of application

, LAND OFF, QUEENS ROAD, BRYMBO, WREXHAM, , LL11 5DY

Description of application

AMRYWIO AMOD 1 (DYDDIAD CYCHWYN) AC AMRYWIO AMOD 2 (LLUNWEDD AC YMDDANGOSIAD) Y CANIATAD CYNLLUNIO P/2019/0090 / VARIATION OF CONDITION 1 (COMMENCEMENT DATE) AND CONDITION 2 (LAYOUT AND APPEARANCE) OF PERMISSION P/2019/0090

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	13/01/2021	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 L101 Rev PL01, L102 Rev PL01, L103 Rev PL03 and L104 Rev PL02, and as contained within the application documentation.

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3. Prior to their use on the development samples of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The vehicular access hereby approved shall be a maximum gradient of 1 in 8 (12.5%).
5. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.0 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.
6. Prior to the commencement of development a geotechnical assessment shall be carried out to determine the slope stability of the site. The assessment shall inform the methodology for any retaining walls which will be located adjacent to and be deemed necessary to protect the adjoining highway. A report of the findings and construction detail shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plans.
7. 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.
8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
9. No development / works shall commence until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified archaeologist during construction works in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). Following approval by the Local Planning Authority, a

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copy of the report and resulting archive shall also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

10. No development shall take place within 3 metres either side of the public sewer which crosses the site.

11. Prior to the first use of the roof terrace hereby approved, details of a scheme of privacy screening shall be submitted to and approved in writing by, the Local Planning Authority. The scheme as is approved shall be fully implemented in all respects within one month of the date of its approval, and shall therefore be permanently retained and only replaced on a like for like basis.

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

13. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a boundary treatment scheme and timescale for the implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

14. The landscaping and boundary treatment scheme submitted and approved in connection with condition no. 13 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

15. The landscaping and boundary treatment scheme as carried out in connection with condition no. 14 shall be permanently retained. Any planting or boundary treatments 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.

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.

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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 the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
9. The site contains archaeological remains which it is essential should be protected from damage in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan.
10. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. 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.
13. 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.
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**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