

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

Applicant	MR GARETH HASLAM ANWYL HOMES	Code Number	LLA P/2020/0320
Agent	ANWYL HOMES MR GARETH HASLAM ANWYL HOUSE CLOS DEWI SANT ST DAVIDS PARK EWLOE CH5 3DT	Date Received	08/06/2020
		Decision Date	01/02/2021

Town and Country Planning Act, 1990

Location of application

, LAND AT HOME FARM, GRESFORD ROAD, LLAY, WREXHAM, , LL12 0NW

Description of application

CAIS I GYMERADWYO MATERION A GEDWIR YN ÔL YN UNOL Â CHANIATÂD CYNLLUNIO AMLINELLLOL P/2014/0905 - MYNEDIA, YMDDANGOSIAD, TIRLUNIO, SAFLE Y CYNLLUN A GRADDFA) MEWN PERTHYNAS Â CHYFNODAU A2a A3a AC A7 AR GYFER CODI 11 O ANHEDDAU FARCHNAD AC 8 O ANHEDDAU FFORDDIADWY (CYNLLUNIAU DIWYGIEDIG) / APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2014/0905 - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) IN RESPECT OF PHASES A2a A3a and A7a FOR THE ERECTION OF 11 MARKET DWELLINGS AND 8 AFFORDABLE DWELLINGS (AMENDMENT PLANS)

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on and in accordance with the conditions attached to that permission

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

Revision	Date	Description of Decision
0	01/02/2021	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

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Condition(s)

1. The development shall be carried out in strict accordance with the details shown on the drawings and documents listed in Appendix 1 to this decision Notice.
2. The vehicular parking and turning areas as shown on approved drawing(s) No(s). H1152 - SP01 Revision D 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.
3. Hard landscaping works shall be carried out prior to the first occupation of the dwellings hereby approved and soft landscaping works shall be carried out in the first planting season (November to March) or seeding season (April to September) following the occupation of the dwellings hereby approved.
4. No facing or roofing materials shall be used other than materials matching those specified in H1152 External Finishes Schedule Revision F

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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
3. This is a non-standard reason
4. 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.

Note(s) to applicant

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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

P/2020/0320 Decision Notice Appendix 1: List of approved drawings and documents

Revision	Date	Description of Decision
0	01/02/2021	Reserved Matters Approved

Site layout

H1152-PS01 Revision D

House Types

The Ascot, 2017 Edition, Floor Plans, dated November 2017

The Ascot, 2017 Edition – Lane, Brick, dated November 2017

The Bretton, 2017 Edition, Floor Plans, dated November 2017

The Bretton, 2017 Edition – Lanes, Brick, dated November 2017

The Bretton, 2017 Edition – Lanes, Render, dated November 2017

Bretton – 3 Terrance, Llay – Lanes, dated December 2018

Bretton, Llay – Lanes, dated June 2020

Carmarthen, Llay, Floor Plans, dated June 2020

Carmarthen, Llay – Lanes, Elevations, dated June 2020

Carmarthen, Llay – Boulevard, Elevations, dated June 2020

The Glyn, 2017 Edition – Lanes, Brick, dated November 2017

The Monmouth – Semi, 2018 Edition, Plans, dated May 2018

The Monmouth – Semi, 2018 Edition, Lanes – Brick, dated May 2018

The Snowdon, 2017 Edition, Floorplans, dated May 2018

The Snowdon, 2017 Edition – Boulevard, Brick, dated May 2018

The Snowdon, 2017 Edition – Lanes, Brick, dated May 2018

Landscaping Plans

H1152 – SP01

Landscape Layout – Plots 106-107 Revision A

Landscape Layout – Plots 145-148 Revision A

Landscape Layout – Plots 235-237 Revision A

Landscape Layout – Plots 253-254

Landscape Layout – Plots 269-270 Revision A.

Landscape Layout – Plots 293-296, 149, 297 Revision A

Materials

H1152 External Finishes Schedule Revision F