

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 PAUL BIGNELL	Code Number	ESC P/2020/0079
Agent	MR PAUL BIGNELL LLANERCH CITTAGE YR OCHR FRONCYSYLLTE WREXHAM LL20 7RS	Date Received	06/02/2020
		Decision Date	27/07/2020

Town and Country Planning Act, 1990

Location of application

LAND TO THE SOUTH WEST OF THE OLD BLACK HORSE PUBLIC HOUSE, HIGH STREET, RHOSTYLLEN, WREXHAM, LL14 4AG

Description of application

SUBMISSION OF RESERVED MATTERS (LAYOUT, SCALE, APPEARANCE AND LANDSCAPING) IN RESPECT OF OUTLINE APPLICATION P/2016/0809 (RESIDENTIAL DEVELOPMENT FOR 3 DWELLINGS), PURSUANT TO OUTLINE PLANNING PERMISSION CODE NO. GRANTED ON 21/06/2020

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
GDP1	Development objectives
H2	Residential development within settlements
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	27/07/2020	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered Site Plan - 850/1, Floor Plan - 850/2, Elevation Plan - 850/3, Boundary Key 850/1 and Planting Specification - 850/1, and as contained within the application documentation.

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2. 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 dwellings.
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 extensions or additions to the dwellings or within their residential curtilages hereby approved shall be erected under Classes A, B, C, D or E of Schedule 2 Part 1.
4. 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 on site except for those shown on the approved Boundary Key Plan - 850/1 which shall be fully implemented in strict accordance with the plan prior to first use of the development.
5. The vehicular parking and turning areas as shown on approved drawing ref: Site Plan -850/1 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.
6. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing ref: Planting Specifications - 850/1 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.
7. The landscaping, boundary treatments and planting as carried out in connection with condition no. 6 shall be permanently retained. Any landscaping (hard or soft), boundary treatments or 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 and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
8. Prior to their use on the development samples of all external facing and roofing 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.

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9. 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), any window or opening at first floor level, in the elevations facing North or South, shall only be glazed or re-glazed using obscure glass which shall thereafter be permanently retained.

Reason(s)

1. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
2. To protect the amenities of the occupiers of nearby properties.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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5. 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.
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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 27/07/2022.

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The planning conditions as attached to the outline permission remain valid until they have been formally discharged. You are reminded of the need to submit the drainage and arboricultural supervision plans for approval prior to commencement of development.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



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