

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 S JONES CRAVUNE BUSINESS SERVICES LIMITED	Code Number	PEN P/2018/0925
Agent	GRIFFIN DESIGN MICHAEL MEEHAN CORNERSTONES LACHE HALL CRESCENT CHESTER CH4 7NE	Date Received	31/10/2018
		Decision Date	18/01/2019

Town and Country Planning Act, 1990

Location of application

50, STRYT ISSA, PEN Y CAE, WREXHAM, LL14 2PN

Description of application

ERECTION OF 2 NO. SEMI-DETACHED TWO BEDROOM DWELLINGS
AND FORMATION OF NEW ACCESSES TO HIGHWAY

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements

Revision	Date	Description of Decision
0	18/01/2019	Planning permission issued
1	29/01/2021	Discharge of conditions 3, 5, 7, 10, 13 and 15

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 1888-02, 1888-03, 1888-04 and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing materials have been submitted to and approved in

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writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Details Approved: Schedule of finishes document submitted 30/07/2020 **Approved by:** Wrexham County Borough Council **Date:** 02/12/2020 **App Ref No:** P/2020/0332

4. The window in the side (East) elevation of Unit 2 as shown on Drawing No. 1888-04 shall be obscurely glazed and thereafter retained for the lifetime of the development.

5. No part of the development shall commence until full details of a hard and soft landscaping scheme, along with a plan indicating positions, type, height and material of boundary treatments proposed, together with a time scale for implementation have been submitted to and approved in writing by the Local Planning Authority.

Details Approved: Schedule of finishes document submitted 30/07/2020, Boundary Treatment Plan received 29/01/2021, 2 no. photographs received 25/01/2021 (brick wall with fence atop as shown on the Boundary Treatment Plan to be same appearance as shown in photograph and have a maximum height of 1.3m, brick wall as shown on Boundary Treatment Plan to have a maximum height of 0.9m), Details and confirmation set out in the emails received 25/01/2021 and 29/01/2021

Approved by: Wrexham County Borough Council **Date:** 29/01/2021 **App Ref No:** P/2020/0332

6. The landscaping scheme submitted and approved in connection with condition no. 5 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. Prior to commencement of development, details of all windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative finishes. The works shall be carried out in strict accordance with such details as are approved.

Details Approved: Schedule of finishes document submitted 30/07/2020, Image of door received 22/01/2021 **Approved by:** Wrexham County Borough Council **Date:** 29/01/2021 **App Ref No:** P/2020/0332

8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 25 metres in both directions measured to the nearside edge of the adjoining highway. Within

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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.

9. The vehicular parking areas as shown on approved drawing(s) No. 1888-02 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 of motor vehicles at all times.

10. Prior to first use of the development a 2.0m wide footway shall be constructed along the entire site frontage of the two dwellings hereby approved and the entire frontage of no.50 Stryt Issa in strict accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the removal of sections of existing boundary walls at the western and eastern boundaries of the land subject to this planning permission to enable the footway to connect to the existing footways abutting those respective boundaries.

Details Approved: Schedule of finishes document submitted 30/07/2020 **Approved by:** Wrexham County Borough Council **Date:** 02/12/2020 **App Ref No:** P/2020/0332

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. The recommendations set out in the approved development shall be carried out in accordance with the Ecological Appraisal dated 01/02/2018S

13. Prior to commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:- i) Measures to control any INNS on site;

ii) Measures or actions to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

Details Approved: Biosecurity Risk Assessment submitted 30/07/2020 **Approved by:** Wrexham County Borough Council **Date:** 02/12/2020 **App Ref No:** P/2020/0332

14. 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.

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15. Prior to commencement of development, a full scheme for the replacement of the goat willow tree located to the west of the site, shall be submitted to and approved in writing by the Local Planning Authority. The occupation of the development shall not begin until those works have been completed in accordance with the Local Planning Authority's approval and have been certified in writing as complete by or on behalf of the by the Local Planning Authority.

Details Approved: Details within Biosecurity Risk Assessment submitted 30/07/2020
Approved by: Wrexham County Borough Council **Date:** 02/12/2020 **App Ref No:** P/2020/0332

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interest of safeguarding privacy of existing and proposed occupiers.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To ensure the works reflect the character and appearance of the building.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. To provide for the parking of vehicles clear of the highway in the interests of traffic safety.
10. In the interests of pedestrian safety.
11. In the interests of highway safety.
12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted.
13. To control invasive species.
14. 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.

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15. To safeguard trees in the locality in the interests of the visual amenity of the area.

Note(s) to applicant

This planning permission requires that development be carried out in accordance with the approved plans, including the construction of a footway 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.

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.

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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.



**Officer Appointed for this purpose
Head of Environment and Planning**

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