

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 STEPHEN T BAYLEY	Code No	CEF P/2020/0162
Agent	JENNINGS DESIGN ASSOCIATES MISS RACHEL TAYLOR THE WAREHOUSE SAXON STREET DENTON MANCHESTER M34 3DS	Date Received	06/03/2020
		Decision Date	24/11/2020

Town and Country Planning Act, 1990
Section 73

Location of application

LAND AT GWYNANT, PLAS MADOC, ACREFAIR, WREXHAM, , LL14 3HG

Description of application

APPLICATION FOR VARIATION OF CONDITION 5 IMPOSED UNDER PLANNING PERMISSION P/2019/0369 TO AMEND FINISHED FLOOR LEVELS

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

EC12	Development and flood risk
GDP1	Development objectives

Revision	Date	Description of Decision
0	24/11/2020	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 1045 A 101 Rev A, 1045 A 200 Rev D, 1045 A 201 Rev D, 1045 A A202 Rev D and 1045 A 2014 Rev E and as contained within the application documentation.
3. 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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4. Notwithstanding the detail contained on the approved plan, prior to the occupation of the most westerly dwelling, a scheme, to include and implementation timetable, shall be submitted to and approved in writing by the local planning authority which redesigns and relocates the most westerly parking space to an alternative location within its defined curtilage. The development shall be carried out strictly in accordance with the approved plan.

5. The finished floor levels of the dwellings hereby approved shall be set at 119.939 metres AOD in respect of plots 9-11 (inclusive) and 119.363m AOD in respect of plots 1-8 (inclusive).

6. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority.

Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

7. Notwithstanding the approved layout plan the driveways to the front of the dwellings hereby approved shall be a minimum of 6 metres in length.

Reason(s)

- 1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that an element of betterment occurs over and above the current situation in terms of flood risk and to ensure compliance with policy GDP1 and EC12 of the Wrexham Unitary Development Plan.
6. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
7. To provide sufficient space to manoeuvre in the interests of highway safety in accordance with policy GDP1 of the Wrexham Unitary Development Plan

Note(s) to applicant



**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