

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 JUDITH COLE	Code Number	GRE P/2019/0146
Agent	MRS JUDITH COLE THE PIKEY PIKEY LANE GRESFORD WREXHAM LL12 8TT	Date Received	25/02/2019
		Decision Date	07/10/2019

Town and Country Planning Act, 1990

Location of application

THE PIKEY, PIKEY LANE, GRESFORD, WREXHAM, LL12 8TT

Description of application

CONVERSION OF EXISTING COACH HOUSE INTO 1 NO. DWELLING,
ERECTION OF DOUBLE GARAGE AND CONSTRUCTION OF NEW
ACCESS

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

EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/10/2019	Planning permission issued
1	24/12/2019	P/2019/0876 Discharge of conditions 9 and 10 granted
2	07/10/2020	P/2020/0323 Non-material amendment approved

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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 all marked Revision Z and ZZ dated 03.07.2019 and 17.09.2019 and as contained within the application documentation.

Date Approved: 7/10/2020 **Reference Number:** P/2020/0323

By: Wrexham County Borough Council

Approved Details:

Proposed floor plans KNTS03.1.3.112-0 Rev D

Proposed Elevations sheet 1 KNTS03.1.3.113-0 Rev B

Proposed Elevations sheet 2 KNTS03.1.3.114-0 Rev C

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 further development shall take place under Classes A to G of Schedule 2 Part 1, other than the development hereby granted permission.
4. Prior to the first use of the development hereby approved the use of the existing field access located at the junction of Pikey Lane and Old Wrexham Road shall cease and be abandoned.
5. Prior to their first use of the development, a specification of all facing and roofing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as submitted.
6. All window frames, window casements, door frames and doors shall be of a timber construction.
7. Prior to first use of the development hereby approved the new vehicular access shall provide visibility splays of 2.4 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.
8. The development shall be carried out in strict accordance with the Arboricultural Implication Assessment ref no.18/AIA/WXM/238. No development or other operations shall take place except in strict accordance with the reports as approved.
9. No development shall commence until a full specification of the replacement hedgerow as indicated in the approved plans has been submitted to an approved in writing by the local planning authority. The

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scheme shall include a list of species, planting location and a management and maintenance methodology. The development shall be carried out in accordance with the detail as approved.

Date Approved: 24/12/2019 **Reference Number:** P/2019/0876

By: Wrexham County Borough Council

Approved Details: Hedgerow Replacement Plan ATMOS consulting November 2019. Approved with the amendment that Cherry Plum (*prunus cerasifa*) should be omitted from the specification as it is neither a native species or hedgerow plant and replaced by holly (*Ilex aquifolia*) or field rose (*R. avensis*) or Dog rose (*R. Canina*).

10. No part of the development shall commence until a scheme of Reasonable Avoidance Measures in respect of great crested newts have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details as are approved.

Date Approved: 24/12/2019 **Reference Number:** P/2019/0876

By: Wrexham County Borough Council

Approved Details: GCN Reasonable Avoidance Measures Method statement ATMOS Consulting November 2019

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.
3. 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.
4. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. 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.
6. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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7. 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.

8. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

9. 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.

10. In order to ensure that the development can occur without cause detriment to species which are afforded protection in legislation and through the planning system and in compliance 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