

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	WAWNE DEVELOPMENTS LTD	Code Number	MAE P/2018/0608
Agent	BERRYS MR STUART THOMAS BEECH HOUSE ANCHORAGE AVENUE SHREWSBURY BUSINESS PARK SHREWSBURY SY2 6FG	Date Received	23/07/2018
		Decision Date	07/05/2019

Town and Country Planning Act, 1990

Location of application

BIG GREEN FARM, ELLESMERE LANE, PENLEY, WREXHAM, LL13 0LP

Description of application

SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION (APPEAL) REF: APP/H6955/A/17/3186707 (APPEARANCE, LANDSCAPING, LAYOUT, SCALE) FOR RESIDENTIAL DEVELOPMENT COMPRISING 13 HOUSES

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. APP/H6955/A/17/3186707 Granted on 07/05/2019 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:-

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
PS4	Settlement Pattern
T8	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	07/05/2019	RESERVED MATTERS APPROVAL ISSUED
1	06/10/2020	P/2020/0509 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 6 (LANDSCAPING), 9 (SITE LAYOUT CONSTRUCTION DETAILS) AND 10 (MATERIALS) OF P/2018/0608

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2	13/10/2020	P/2020/0612 - NON-MATERIAL AMENDMENT TO RESERVED MATTERS P/2018/0608 - ELEVATIONS
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Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Conditions

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 6670-14 Rev A and 6670-15, and as contained within the application documentation.

S96 Non-material Amendment Approved on: 13.10.2020

Reference Number: P/2020/0612

By: Wrexham County Borough Council

Approved Amended Plan Ref: 1210/297.07b Rev A

Deleted Plan Ref: 6670-15

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 buildings.

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 or placed in front of the forward most part of the dwelling fronting onto the highway under Class A, of Schedule 2 Part 2, except as otherwise approved in writing by the Local Planning Authority.

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5. The vehicular parking and turning areas as shown on approved drawing no. 6670-14 Rev A 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. Within one month of commencement of development, full details of a hard and soft landscaping scheme to include details of all tree and hedgerow planting and boundary treatments, and finished floor levels, together with a five year Maintenance Plan and timescales for implementation of works and planting shall be submitted to and approved in writing by the Local Planning Authority.

Approval: 06.10.2020 **Reference Number:** P/2020/0509

By: Wrexham County Borough Council

Approved Landscape Layout Plan Ref: 6670-14 Rev A

Approved Landscaping, Planting and Management Plan Ref: LPS.BGF
Version 1, Dated 22 July 2020

7. The landscaping and boundary treatment scheme submitted and approved in connection with condition no.06 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

8. The landscaping, boundary treatments and planting as carried out in connection with conditions nos. 6 and 7 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.

9. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

- 1) Detailed layout, design, lighting, drainage and construction of the proposed new access and footways;
- 2) Detailed layout, design, drainage and construction of a 2 metres wide footway fronting the development site along Ellesmere Lane;
- 3) Turning Head;
- 4) Scheme of lighting on Ellesmere Lane;

The scheme as is approved shall be fully implemented prior to first use of the development.

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Approval: 06.10.2020 **Reference Number:** P/2020/0509

By: Wrexham County Borough Council

Approved Plan Refs: 6670-08 and 6670-14 Rev A

10. 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.

Approval: 06.10.2020 **Reference Number:** P/2020/0509

By: Wrexham County Borough Council

Approved Materials:

Roof and Ridge Tiles -	Ibstock Forticrete SL8 Slate Grey
Doors -	Visage Bamburgh in various colours.
Canopies /Porches -	Ibstock Forticrete SL8 Slate Grey
Windows and Patio Doors -	Rehau UPVC in white.
Guttering -	Osma UPVC Roundline Black
Facias, Bargeboards, Soffits -	Freeform Square Leg White UPVC
Chimney stacks and Pots -	Wessex Building Products Quickstack - End Gable and Mid Ridge

Reasons

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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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
To protect the amenities of the occupiers of nearby properties.
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.

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6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to protect the amenities of the occupiers of nearby properties.
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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. In the interests of highway safety.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 01/04/2021

The planning conditions as attached to the outline permission remain valid until they have been formally discharged.

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.

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included means of enclosure, car parking layout, access and circulation areas, materials for hard surfaced areas, any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and any historic landscape features to be retained/improved.

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This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



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