

APPENDIX 2

SCHEDULE OF SUGGESTED CONDITIONS IN THE EVENT OF THE APPEAL BEING ALLOWED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
Reason: To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

Site Layout

Dwg No. PL-001 Location and Block Plan
Dwg No. PL-002 Rev J (1:500 Proposed Masterplan)
Dwg No. PL-003 Rev A (1:200 Site Entrance Approach)
Dwg No. PL-035 (1:500 Schematic Site Sections)
Dwg No. PL-036 Rev A (1:500 Vicarage Lane Elevations)
Dwg No. 2479-01-SK03 Rev C (1:500 Swept Path Analysis)
Dwg No. 2479-01-SK02 Rev B (Proposed Site Access and Off-Site Footway Improvement Scheme)
Dwg No. 08/101/02 Rev v2.6 (1:500 Soft Landscape Proposals) July 2019

House Types

Dwg No. PL-005 (1:50 1 Bed Apt Elevations)
Dwg No. PL-004 (1:50 1 Bed Apt Floor Plans)
Dwg No. PL-006 (1:50 Kendal Floorplans)
Dwg No. PL-007 (1:50 Kendal Elevations)
Dwg No. PL-008 (1:50 Denbigh/Holt Floorplans)
Dwg No. PL-009 (1:50 Denbigh/Holt Elevations)
Dwg No. PL-010 (1:50 Beaumaris Floorplans)
Dwg No. PL-011 (1:50 Beaumaris Elevations)
Dwg No. PL-012 (1:50 Beaumaris Hybrid Floorplans)
Dwg No. PL-013 (1:50 Beaumaris Hybrid Elevations)
Dwg No. PL-014 (1:50 Conwy Floorplans)
Dwg No. PL-015 (1:50 Conwy Elevations)
Dwg No. PL-016 (1:50 Rhuddlan Floorplans)
Dwg No. PL-017 (1:50 Rhuddlan Elevations)
Dwg No. PL-018 (1:50 Harlech Floorplans)
Dwg No. PL-019 (1:50 Harlech Elevations)
Dwg No. PL-020 (1:50 Chirk Floorplans)
Dwg No. PL-021 (1:50 Chirk Elevations)
Dwg No. PL-022 (1:50 Chirk Hybrid Floorplans)
Dwg No. PL-023 (1:50 Chirk Hybrid Elevations)

Dwg No. PL-024 (1:50 Powis Floorplans)

Dwg No. PL-025 (1:50 Powis Elevations)

Dwg No. PL-026 (1:50 HT 1 Floorplans)

Dwg No. PL-027 (1:50 HT 1 Elevations)

Dwg No. PL-028 (1:50 HT 2 Floorplans)

Dwg No. PL-029 (1:50 HT 2 Elevations)

Dwg No. PL-030 (1:50 HT 3 Floorplans)

Dwg No. PL-031 (1:50 HT 3 Elevations)

Dwg No. PL-032 (1:50 HT 4 Floorplans)

Dwg No. PL-033 (1:50 HT 4 Elevations)

Reason: To define the scope of the planning permission.

3. Prior to their use on the development details and/or 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.

Reason: 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. Plot 18 as shown on approved plan 1:500 Proposed Masterplan Rev J shall be the 'Beaumaris Hybrid' House Type, as shown on approved plan PL-013.

Reason: 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.

5. Notwithstanding the approved Landscaping Plan (Dwg No. 08/101/02 Rev V2.6) prior to commencement of the relevant part of work, full details of a hard and soft landscaping scheme, to include surfacing treatments, bin storage, native planting, a scheme of landscaping for the Public Open Space provision, as well as type, positions, materials and design of all boundary treatments, together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: 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. 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.

Reason: 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. The existing trees, shrubs and hedges shown on drawing(s) No(s). 1:500 Proposed Masterplan Rev J to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

Reason: To ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 1995 (or any order revoking or re-enacting that Order with or without modification), no further development shall take place under Class A of Schedule 2, Part 2 relating to Plots 29 – 35 and Plot 41, other than the development hereby granted permission.

Reason: Due to the proximity to the existing boundary hedge shown for retention and the character and appearance of the surrounding area, 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

9. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.

Reason: To protect bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

10. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.

Reason: To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

11. Prior to first use of the development hereby approved, the vehicular access shall provide visibility splays of 2.4 metres x 33m to the north-west measured to the nearside edge of the adjoining highway and 2.4 metres x 41m to the south east measured to the nearside wheeltrack of the adjoining highway. Within these splays, there shall be no obstruction in excess of 1m in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason: 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.

12. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:500 Proposed Masterplan Rev J 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.

Reason: 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.

13. The highway improvements including the new footways along Vicarage Lane and priority working system as shown on approved plan Dwg No. 2479-01-SK02 Rev B and approved plan 1:500 Proposed Masterplan Rev J shall be carried out and fully implemented prior to first occupation of the development hereby approved.

Reason: In the interests of highway safety.

14. The Public Right of Way (Footpath No. 12 Gresford) shall be widened to 2m as shown on approved plan 1:500 Proposed Masterplan Rev J and dedicated to the Highway Authority prior to first occupation of the development hereby approved.

Reason: To improve the existing situation and increase connectivity between the site and surrounding Public Right of Way network.

15. Prior to first occupation of the development hereby approved, the 11 no. car parking spaces shaded in yellow as shown on approved plan 1:500 Proposed Masterplan Rev J shall be made available solely for existing residents along Vicarage Lane. The 11 no. car parking spaces shall be retained for existing residents for the lifetime of the development.

Reason: To provide a betterment to the existing situation in the interest of highway safety.

16. The existing hedgerows along the south and south-west boundaries shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 2.5 metres at any point without the prior written permission of the Local Planning Authority. If any parts of the hedgerows are removed without permission, die or become diseased, they shall be replaced by hedgerows of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.

Reason: To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance of the development.

17. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;

- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Reason: To ensure the work is carried out to accepted arboricultural practices for the long term well-being of the tree(s).

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