

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 JONES RESIDENTIAL LAND PROMOTIONS LTD	Code Number	SES P/2018/0138
Agent	D S JONES & CO MR STEVE JONES THE COTTAGE 25 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	19/02/2018
		Decision Date	05/11/2018

Town and Country Planning Act, 1990

Location of application

LAND AT, BEDWELL ROAD, CROSS LANES, WREXHAM, LL13 0TR

Description of application

ERECTION OF 5 NO. DETACHED DWELLINGS INCLUDING MEANS OF ACCESS AND ASSOCIATED WORKS

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
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	05/11/2018	Planning permission issued
1	06/12/2019	Details approved in respect of conditions 03, 05, 06, 08, 11 and 13

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(s) numbered:-
10110.04.dsj PROPOSED SITE LAYOUT PLAN
10110.05.dsj HOUSE TYPE A - PLOT 1
10110.06.dsj HOUSE TYPE B - PLOT 2
10110.07.dsj HOUSE TYPE C - PLOT 3
10110.08.dsj HOUSE TYPE D - PLOTS 4 & 5
10110.10.dsj SCREEN FENCE DETAIL
10110.11.dsj PROPOSED DOUBLE DETACHED GARAGE
and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing 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.
Date Approved: 06/12/2019 **Reference Number:** P/2019/0464
By: Wrexham County Borough Council
Approved Details: Hampton Rural Blend facing brick, Ashmore Grey roof tile.

4. Prior to first use of the development hereby approved to which they are to serve, the vehicular accesses 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.
5. Prior to the commencement of development hereby approved, a scheme detailing the provision of a 1.8m wide adoptable footway across the entire site frontage on to Bedwell Road shall be submitted to and approved in writing by the local planning authority. The scheme shall also include details of a timescale for its implementation. The development shall be carried out in accordance with the scheme as approved.
Date Approved: 06/12/2019 **Reference Number:** P/2019/0464
By: Wrexham County Borough Council
Approved Details: Drawing 1437/03 Revision A

6. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been

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submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Date Approved: 06/12/2019 **Reference Number:** P/2019/0464

By: Wrexham County Borough Council

Approved Details: Site & Construction Traffic Management Plan

7. 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.

8. 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.

Date Approved: 06/12/2019 **Reference Number:** P/2019/0464

By: Wrexham County Borough Council

Approved Details: Shields Arboricultural Consultancy Tree Protection and Arboricultural Method Statement reference AMS/CLM/04/19 dated 26 April 2019

9. Notwithstanding the detail contained on the approved plan, replacement hedgerow consisting of a native mix of species shall be planted

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across the site frontage in accordance with a specification which has been submitted to an approved in writing by the local planning authority. The planting shall be carried out in the first available planting season following first occupation of the part of the development to which the hedge relates and shall be retained for a minimum period of 5 years. Any planting which is removed or is severely damaged or becoming diseased within this time shall be replaced with hedging plants of the equivalent size and species.

10. No tree or hedge removal shall be carried out during the bird nesting season.

11. Prior to the commencement of development, a scheme of reasonable avoidance measures in respect of great crested newts and a biosecurity risk assessment 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 approved.

Date Approved: 06/12/2019 **Reference Number:** P/2019/0464

By: Wrexham County Borough Council

Approved Details: Tyrer Ecological Consultants Limited Preliminary Ecological Appraisal including RAMs dated 28 May 2019.

12. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.

13. 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 demonstrating compliance with the Statutory SuDS Standards for Wales. The results of the assessment shall be submitted in writing to the Local Planning Authority. 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;

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- 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.

Date Approved: 06/12/2019 **Reference Number:** P/2019/0464

By: Wrexham County Borough Council

Approved Details: Drawings no. 1437/03 Revision A and 1437/21 Revision E

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. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. In the interests of highway safety.
6. In the interests of highway safety.
7. In the interests of highway safety.
8. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. In order to ensure that nesting birds, which are protected in law, are not disturbed during the development process.
11. In order to protect species which would otherwise be harmed by the implementation of the development.
12. To protect the amenities of the occupiers of nearby properties.
13. To ensure satisfactory drainage of the site and to avoid flooding.



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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