

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 R PLATT	Code	MIN P/2019/0329
Agent	BH ARCHITECTS LTD MR BARRY HELLEN BARDEN QUEEN STREET TREUDDYN MOLD CH7 4LU	No Date Received	25/04/2019
		Decision Date	10/06/2019

Town and Country Planning Act, 1990
Section 73

Location of application

HILLSIDE FARM, WERN, MINERA, WREXHAM, LL14 4LU

Description of application

APPLICATION FOR VARIATION OF CONDITION 6 IMPOSED UNDER PLANNING PERMISSION P/2016/1049 TO ALLOW MATERIAL OF EXTERNAL WALLS TO BE CHANGED FROM RENDER TO FACING BRICK

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
GDP1	Development objectives
H10	Replacement dwellings in the countryside

Revision	Date	Description of Decision
0	10/06/2019	Planning permission issued
1	15/01/2020	Details submitted in respect of condition 06 approved.

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 be carried out in strict accordance with the following approved drawings:
 - i) 16/042/DP/03/rev.B
 - ii) 16/042/DP/04 - approved on 3.1.2017 under reference P/2016/1049
 - iii) 16/042/DP/05 - approved on 3.1.2017 under reference P/2016/1049

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- iv) 16/042/dp/22/rev.A
- v) 16/042/DP/23.rev.B
- vi) 16/042/DP/24/rev.B
- vii) 16/042/DP/25/rev.B
- viii) 16/042/DP/29/rev.A
- ix) 16/042/DP/30/rev A

3. The development shall be carried out in strict accordance with section 7.0 Mitigation and Recommendations of the Enfys Ecology at Inspection and Emergence survey dated 9.6.2016.

4. The site shall be subject to contamination remediation in accordance with the details shown on drawing no. 16/042/DP/031/rev A Contamination remediation plan approved on drawing no. 16/0472/DP/031/rev A Contamination remediation plan approved on 14.9.2017 under reference no. P/2017/0563.

5. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 04 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

6. 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.

Date Approved: 15/01/2020 **Reference Number:** P/2019/0827

By: Wrexham County Borough Council

Approved Details: Kassandra Multi Soft Mud Moulded Stock Red Multi facing brick and Penrhyn Slate roofing tile.

7. Notwithstanding the provisions of Classes A and B of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking, re-enacting that Order with or without modification) no enlargements to the dwelling shall take place.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that public open space is provided and maintained in the interests of amenity of residents in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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3. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
4. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of the amenities of the future occupants of the buildings in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. 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. In the interests of protecting the rural landscape.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



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