

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 W EVANS	Code Number	CEF P/2014/0601
Agent	MR TREVOR MENNELL THE GABLES KENDRICKS BANK BAYSTON HILL SHREWSBURY SY3 0EH	Date Received	13/08/2014
		Decision Date	01/12/2014

Town and Country Planning Act, 1990

Location of application

OAKSTREAM, BOWERS ROAD, ACREFAIR, WREXHAM, LL14 3TN

Description of application

SITING OF 2 BEDROOM CHALET WITH PARKING AREA FOR MOBILE TRAILER AND 2 PARKING BAYS, TO BE OCCUPIED BY GYPSIES / TRAVELLERS (ONE FAMILY)

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
H9	Gypsy caravan sites
LP9	
T8	Parking

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 site shall not be occupied by any persons other than gypsies and travellers as defined by paragraph 3 of Welsh Assembly Government Circular 30/2007.
3. The residential use hereby permitted shall be restricted to the siting of no more than 1 no. unit of accommodation that accords the definition of a caravan as defined in Caravan Sites and Control of Development Act 1960

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and the Caravan Sites Act 1968 (or in any equivalent legislation modifying or superseding those Acts).

4. No mobile home, static caravan or chalet shall be brought onto the site or thereafter replaced until details of its size, external appearance and means of attachment to the ground have been submitted to and approved in writing by the Local Planning Authority. Thereafter only a mobile home, static caravan or chalet that accords with the details as approved shall be sited on the land.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

6. The landscaping scheme submitted and approved in connection with condition no. 05 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

7. The landscaping scheme as carried out in connection with condition no. 05 shall be retained for a minimum of 5 years. Within this timescale, any 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.

8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

9. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 0/1500 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.

10. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

11. 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.

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. The residential use of this countryside site has only been allowed based they being a need for gypsy and traveller accommodation and therefore any future occupation of the site accommodation must be strictly controlled.
3. To control the occupation of the site to ensure it accords with the Council's adopted planning policies and national planning guidance.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. 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.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
11. In the interests of highway safety.

Note(s) to applicant

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards include:

- Collapse of shallow coal mine workings.
- Collapse of, or risk of entry into, mine entries (shafts and adits).
- Gas emissions from coal mines including methane and carbon dioxide.

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- Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide.
- Transmission of gases into adjacent properties from underground sources through ground fractures.
- Coal mining subsidence.
- Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Potential hazards or impacts may not necessarily be confined to the development site, and Applicants must take advice and introduce appropriate measures to address risks both within and beyond the development site. As an example the stabilisation of shallow coal workings by grouting may affect, block or divert underground pathways for water or gas.

In coal mining areas there is the potential for existing property and new development to be affected by mine gases, and this must be considered by each developer. Gas prevention measures must be adopted during construction where there is such a risk. The investigation of sites through drilling alone has the potential to displace underground gases or in certain situations may create carbon monoxide where air flush drilling is adopted.

Any intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past,

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current and proposed surface and underground coal mining activity, and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com



Officer Appointed for this purpose
Head of Community Wellbeing and Development

Refer to the Statement of Applicant's Rights and General Information enclosed or refer to the following link:-

[http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)