

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	MS JANE ASPINALL BELLWAY HOMES LTD (NW DIVISION) & ANWYL CONSTRUCTION CO LTD	Code Number	LLA P/2017/1054
Agent	LICHFIELDS MRS REBECCA HILTON SHIP CANAL HOUSE 99 KING STREET MANCHESTER M2 4WU	Date Received	21/12/2017
		Decision Date	10/08/2018

Town and Country Planning Act, 1990

Location of application

LAND AT, HOME FARM, GRESFORD ROAD, LLAY, WREXHAM,
LL12 0NW

Description of application

APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2014/0905 - ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOR THE ERECTION OF 362 DWELLINGS ON ALL PHASES, INCLUDING 25% AFFORDABLE HOUSING, PUBLIC OPEN SPACE, PLAY FACILITIES, ASSOCIATED WORKS INCLUDING SURFACE WATER ATTENUATION BASINS AND THE ERECTION OF TWO SUB-STATIONS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. P/2014/0905 Granted on 26/06/2017 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:-

CLF5	Open space requirements from new residential developments
CLF7	Informal recreation - countryside and water resources
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H5	Housing in the countryside
H7	Affordable housing within new developments
MW9	Protection of mineral resources
PS1	Settlement limits
PS2	Development and the environment

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S6 Local need shopping
S7 Retail sales in the countryside
T8 Parking

Revision	Date	Description of Decision
0	10/08/2018	Reserved matters approval
1	14/11/2018	Approval of details submitted in respect of condition 09
2	26/11/2018	Approval of details submitted in respect of condition 08
3	14/01/2019	Approval of details submitted in respect of condition 05
4	24/01/2019	Approval of details submitted in respect of condition 04
5	25/03/2019	Non-material amendments

Particulars of decision **APPROVAL** of reserved matters

Subject to the following:-

Condition(s)

1. The development shall be carried out in strict accordance with the details shown on the drawings and documents listed in Appendix 1 to this decision Notice.

Non-material amendment: 25/03/2019 **Reference Number:** P/2019/0180 and P/2019/0184

By: Wrexham County Borough Council

Approved Details: Revised list of approved plans shown on Appendix 1.

2. Development shall not commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:

i) Full details of a right turn ghost island junction onto the B5102 Straight Mile;

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- ii) Full details of a priority T junction on the B5373 Gresford Road
 - iii) Speed limit amendments to B5102 Straight Mile
 - iv) Traffic calming measures along B5102 Straight Mile
 - v) Traffic calming measures along B5373 Gresford Road
 - iv) Full details of pedestrian crossing points along B5373 Gresford Road
- No dwelling shall be occupied until the scheme as approved has been implemented in full.

3. All hard and soft landscaping works shall be carried out in strict accordance with the details shown on approved drawings referred to in condition 01 and to a timetable that shall be submitted to and approved in writing by the Local Planning Authority within three months of the commencement of development.

4. Plots 287 to 293 shall not be occupied until a scheme of boundary treatment has been implemented along boundary between the parking area for those plots and the rear gardens of the dwellings known as The Rookery, The Granary and The Hayloft in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority. The boundary treatment provided in accordance with the scheme as approved shall thereafter be permanently retained.

Date Approved: 24/01/2019 **Reference Number:** P/2019/0042

By: Wrexham County Borough Council

Approved Details: Drawings nos. BT02 Revision A and SCD-18.3

5. Notwithstanding the approved plans, plots nos. 29 to 37 and plots 63 to 70 shall not be occupied until a footway has been provided along the full length of their frontages in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority.

Date Approved: 14/01/2019 **Reference Number:** P/2018/1029

By: Wrexham County Borough Council

Approved Details: Drawing no. BH/NW/FOOTWAY-01

6. No dwelling shall be occupied until it has been provided with a parking and turning area in accordance with details shown on drawings no. PLA01 Revision V Planning Layout Sheet 1 of 2, PLA02 Revision V Planning Layout Sheet 2 of 2 and PLA03 Revision V: Overall Planning Layout. The parking and turning areas for each dwelling shall thereafter be permanently retained

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and kept free of any obstruction, and made available solely for the parking and turning of vehicles at all times.

Non-material amendment: 25/03/2019 **Reference Number:** P/2019/0180
By: Wrexham County Borough Council

Approved Details: Drawings nos. PLA01 Revision P Planning Layout Sheet 1 of 2, PLA02 Revision P Planning Layout Sheet 2 of 2 and PLA03 Revision P: Overall Planning Layout substituted for drawings nos. PLA01 Revision V Planning Layout Sheet 1 of 2, PLA02 Revision V Planning Layout Sheet 2 of 2 and PLA03 Revision V: Overall Planning Layout

7. Prior to the first of the accesses onto the B5102 Straight Mile and the B5373 Gresford Road they shall be provided with the visibility splays shown on drawings nos. PLA01 Revision V, PLA02 Revision V and PLA03 Revision V. 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.

Non-material amendment: 25/03/2019 **Reference Number:** P/2019/0184
By: Wrexham County Borough Council

Approved Details: Drawings nos. PLA01 Revision P Planning Layout Sheet 1 of 2, PLA02 Revision P Planning Layout Sheet 2 of 2 and PLA03 Revision P: Overall Planning Layout substituted for drawings nos. PLA01 Revision V Planning Layout Sheet 1 of 2, PLA02 Revision V Planning Layout Sheet 2 of 2 and PLA03 Revision V: Overall Planning Layout.

8. Works to the existing boundary wall fronting Gresford Road to facilitate the provision of pedestrian and vehicular access shall only take place in strict accordance with a scheme of boundary treatment that shall be submitted to and approved in writing by the local planning authority before any such works are carried out.

Date Approved: 26/11/2018 **Reference Number:** P/2018/0984

By: Wrexham County Borough Council

Approved Details: Drawing no. BH/NW/FM/EW-01

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9. Within three months of commencement of development a scheme for the planting of an oak tree to replace the tree T20, as shown on drawing no. P.906.17.01 Revision C Arboricultural Method Statement, shall be submitted to and approved in writing by the local planning authority. The scheme shall specify the species of oak tree to be planted, the location of the tree to be planted and a timescale for the planting of the tree. The tree shall thereafter be planted in strict accordance with the scheme as approved. If at any point following the implementation of the scheme the tree becomes severely damaged or seriously diseased, is in poor physiological condition or is removed then it shall be replaced by a tree of the same species within the next available planting season.

Date Approved: 14/11/2018 **Reference Number:** P/2018/0938

By: Wrexham County Borough Council

Approved Details: Drawing no. 205 Revision G Planting Sheet (5 of 11).

Reason(s)

1. To define the scope of the planning permission
2. In the interests of highway safety.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect the amenities of the occupiers of nearby properties.
5. For the safety and convenience of all pedestrians
6. 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.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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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

P/2017/1054 Decision Notice Appendix 1: List of approved drawings and documents

Revision	Date	Description of Decision
0	10/08/2018	Reserved Matters Approved
1	25/03/2019	Non material amendments

Site layout

Drawing no. PLA01 Revision V Planning Layout Sheet 1 of 2

Drawing no. PLA02 Revision V Planning Layout Sheet 2 of 2

Drawing no. PLA03 Revision V: Overall Planning Layout

Drawing no. ML01 Revision F: Materials Layout

Drawing no. BT01 Revision F Boundary Treatment Plan

Drawing no. PP01 Revision D Phasing Plan

Floor Plans and Elevations

House type Range – Anwyl Homes reference AH085/HT Revision A

House type Range – Bellway reference AH085/HT Revision A

Drawing no. 1.2 Type 1 Single Garage (Anwyl Homes)

Drawing no. 4.2 Type 4 Twin Garage (Anwyl Homes)

Single Garage (Bellway)

Twin Garage (Bellway)

Triple Garage (Bellway)

Typical Brick Built Sub-station

House type plans: Farndon – Floor plans and elevations

House type plans: The Stratford – Elevations

House type plans: The Stratford – Floor Plans

Landscaping and Biodiversity Enhancement

Drawing no. 101 Revision H Landscape Masterplan

Drawing no. 102 Revision E The Village Green

Drawing no. 103 Revision F Site Entrance

Drawing no. 104 Revision E Public Open Space – South Corner

Drawing no. 105 Revision D Public Open Space – North Corner

Drawing no. 106 Green Corridor.

Drawing no. 201 Revision F Planting Plan (sheet 1 of 11)

Drawing no. 202 Revision F Planting Plan (sheet 2 of 11)

Drawing no. 203 Revision G Planting Plan (sheet 3 of 11)

Drawing no. 204 Revision F Planting Plan (sheet 4 of 11)

Drawing no. 205 Revision F Planting Plan (sheet 5 of 11)

Drawing no. 206 Revision G Planting Plan (sheet 6 of 11)

Drawing no. 207 Revision F Planting Plan (sheet 7 of 11)

Drawing no. 208 Revision F Planting Plan (sheet 8 of 11)

Drawing no. 209 Revision G Planting Plan (sheet 9 of 11)

Drawing no. 210 Revision F Planting Plan (sheet 10 of 11)

Drawing no. 211 Revision G Planting Plan (sheet 11 of 11)

Drawing no. 301 Tree Pit Detail

TPM Landscape Management Strategy Reference 2912 501 A

EDC Management Plan and Method Statement reference 0942 – Home Farm Report
– Release of Condition – V5.

MIT-01 Revision E Biodiversity Enhancement Plan