In pursuance of its powers under the Acts an 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

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Expiry Date:
29/03/2002
Grid Reference:
E 334803
N 354360

wrexham
COUNTY BOROUGH
BWRDEISTREF SIROL
wrecsam

Applicant	Mr I. Jones	**Code Number**	GRE P/2002 /0090
Agent	Dixon Webb 35 White Friars Chester CH1 1QF	**Date Received**	01/02/2002
		Decision Date	10/06/2002

Town and Country Planning Act, 1990

Location of application

Land at Bryn y Groes Hall Chester Road Gresford Wrexham

Description of application

Outline application for residential development.

Particulars of decision that Outline Planning Permission be GRANTED Subject to the following:-

Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
   a. the siting of the building(s)
   b. the design of the building(s)
   c. the external appearance of the building(s)
   d. the means of access to the site and building(s)
   e. the landscaping of the site.
2. Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are thereby approved.
3. The development hereby permitted shall be begun before the expiry of five years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
4. Vehicular access to the site shall be from Chester Road only.
5. The plans required by condition 1(d) above shall provide for visibility splays wholly in accordance with TAN (Wales) 18.
6. No trees shall be lopped, topped, felled or uprooted without the prior permission of the Council, nor shall any trees be wilfully damaged.

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7. A full arboricultural survey shall be carried out and submitted as part of the reserved matters application.
8. No development hereby permitted shall be commenced until a scheme for the provision of surface water drainage works has been approved by the Local Planning Authority. Such a scheme shall be implemented to the reasonable satisfaction of the Local Planning Authority before the construction of impermeable surfaces draining to this system.
9. A full ecological survey shall be carried out in accordance with a brief to be agreed with the Local Planning Authority and submitted as part of the reserved matters application.
10. The details required by condition 1 (above) shall include the retention / reconstruction of the stone wall and gate piers along the Chester Road frontage.
11. No part of the development shall be commenced until a photographic survey of the existing buildings has been undertaken in accordance with a brief which has been first agreed with the Local Planning Authority. The resulting photographs shall be lodged with the Clwyd Powys Archaeological Trust, Church Street, Welshpool.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (General Development Procedure) Order, 1995.
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. Old Wrexham Road is considered unsuitable to accommodate any increase in traffic volumes.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. To protect trees of local amenity value.
7. To establish the importance of individual trees, identity how they are to be incorporated within the development and to provide suitable measures for their protection during the construction period.
8. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
9. To ensure proper provision is made for protected species.
10. The wall forms and important part of the character of this part of the area.
11. So that a record is kept of the buildings which are of local interest.

Note(s) to applicant

You are advised to contact the Council's Chief Planning Officer prior to the preparation of detailed plans.

Your attention is drawn to the observations of the Coal Authority attached to this decision.

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You are advised that the surveys required by Conditions 08 & 09 shall be carried out by an appropriately qualified Consultants.

The council wil require a contribution for the future maintenance of the Public Open Space as part of any approval of a detailed planning application. The amount is currently £360 per dwelling.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.