

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 D PLATT	Code Number	MIN P/2016/1049
Agent	BH ARCHITECTS LTD MR BARRY HELEN BARDEN QUEEN STREET TREUDDYN MOLD CH7 4LU	Date Received	10/11/2016
		Decision Date	03/01/2017

Town and Country Planning Act, 1990

Location of application

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

Description of application

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AND DETACHED GARAGE AND INCORPORATION OF AGRICULTURAL LAND INTO RESIDENTIAL CURTILAGE

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
EC6	Biodiversity Conservation
GDP1	Development objectives
H10	Replacement dwellings in the countryside

Revision	Date	Description of Decision
0	03/01/2017	Planning permission issued
1	14/09/2017	Details submitted in respect of condition 04 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

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- ii) 16/042/DP/04
- iii) 16/042/DP/05
- iv) 16/042/DP/06
- v) 16/042/DP/08
- vi) 16/042/DP/09
- vii) 16/042/DP/10
- viii) 16/042/DP/13
- ix) 16/042/DP/14

3. The development shall be carried out in strict accordance with section 7.0 Mitigation and Recommendations of the Enfys Ecology Bat Inspection and Emergence survey dated 09.06.2016.

4. Other than the demolition of the existing building, no development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Details Approved: 14.9.2017 **Reference Number:** P/2017/0563

By: Wrexham County Borough Council

Approved Details: Drawing no. 16/042/DP/031/rev.A Contamination remediation Plan.

5. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 4 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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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7. Notwithstanding the provision 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 the development fully complies with the appropriate policies and standards.
3. In order to protect wildlife interests, which are afforded special protection.
4. In the interests of the amenities of the future occupants of the buildings
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6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. In the interests of protecting the rural landscape

Note(s) to applicant

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

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<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. 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 a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.



Officer Appointed for this purpose
Head of Environment and Planning

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.htm