

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 STEVE OULTON ALMAR CONSTRUCTION LTD	Code Number	MAE P/2016/0858
Agent	MR KEVIN SLACK GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL THE SQUARE ELLESMERE SY12 0EP	Date Received	12/09/2016
		Decision Date	07/11/2016

Town and Country Planning Act, 1990

Location of application

THE LODGE, TUDOR DRIVE, LLANERCH PANNA, PENLEY, WREXHAM, LL13 0LR

Description of application

SUBMISSION OF RESERVED MATTERS FOR PLOTS NOS 1 AND 2 ONLY (APPEARANCE, LANDSCAPING AND SCALE) IN RESPECT OF OUTLINE PLANNING PERMISSION P/2014/0738 - RESIDENTIAL DEVELOPMENT

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 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:-

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/11/2016	Planning permission issued
1	11/02/2016	Details submitted and approved in connection with condition nos. 2 and 8

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawings numbered 16-22 A2301 Rev B, 16-22 A3301 Rev B, 16-22 A3101 Rev B, 16-22 A2101, 16-22 A100 Rev D and contained within the application documentation.

2. Prior to their use on the development samples of all external facing, roofing, integrated PV tiles, boundary fencing and hard surfacing 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.

Details Approved: 11/01/2017 **Reference Number:** P/2017/0007

By: Wrexham County Borough Council

3. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the buildings hereby approved.

4. The landscaping and boundary treatment scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 16-22 A101 Rev C within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

5. The landscaping and boundary treatment scheme as carried out in connection with condition no. 4 shall be permanently retained. Any planting or fencing 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 fencing, trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority. No other boundary treatments shall be erected on site without the prior written permission of the Local Planning Authority.

6. The vehicular access and parking areas as shown on approved drawing No 16-22 A100 Rev D shall be fully laid out, surfaced and drained

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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.

7. Prior to first use/occupation of the development, the dropped kerbs shall be fully implemented in accordance with approved drawing No 16-22 A100 Rev D.

8. Prior to construction on site, detailed elevation plans for the proposed carports and sheds 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.

Details Approved: 11/01/2017 **Reference Number:** P/2017/0007

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Approved Details: Plan refs: A100 Rev D and A2302 Rev B

9. The new native species hedgerow boundary treatments proposed as part of this application shall be planted no later than within the first available planting season October to February following the first use of the development. The hedge shall comprise blackthorn *Prunus spinosa* (5%), hawthorn *Crataegus monogyna* (80%), dog rose *Rosa canina* (5%), field maple *Acer campestre* (5%), hazel *Corylus avellana* (5%) - British provenance 60-80cm bare rooted 1+1 transplants, with spiral rabbit guards. They shall be planted in 2 staggered rows, 45cm apart with plants at 30cm spacing. Species are to be planted in same species groups of 3 to 7 plants and the hedge will be protected with stock proof post and wire/netting erected 1m from planting, with planting on the public side of any boundary. Planting shall be watered to full ground capacity on completion, maintained weed free within the first 3 years, any dead dying or failing to thrive planting replaced annually within the first 5 years and fencing maintained for a minimum of ten years.

Reason(s)

1. To ensure that the development fully complies with the appropriate policies and standards.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To protect the amenities of the occupiers of nearby properties.

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4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To provide for the parking of vehicles clear of the highway.
7. In the interests of highway safety.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
9. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted and in the interests of visual and residential amenity.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 15/01/2021.
The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the footpath at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729690.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.



Officer Appointed for this purpose

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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