

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 CHARLES OSBORNE	Code Number	BRY P/2016/0686
Agent	MR CHARLES OSBORNE HOMELEIGH MANOR PARK NURSERIES FLINT CH6 5BT	Date Received	14/07/2016
		Decision Date	16/09/2016

Town and Country Planning Act, 1990

Location of application

GLAN LLYN, LLANARMON ROAD, BWLCHGWYN, WREXHAM, LL11 5YP

Description of application

ERECTION OF REPLACEMENT DWELLING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6 Biodiversity Conservation
GDP1
H10

Revision	Date	Description of Decision
0	16/09/2016	Planning permission issued
1	2/11/2016	Details submitted in respect of condition 03 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 only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 16/30/1 of 4 Revision A, 16/30/2 of 4 Revision A, 16/30/3 of 4 Revision A, 16/30/4 of 4 Revision A and 16/59/2 and contained within the application documentation.
3. 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

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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: 1/11/2016 **Reference Number:** P/2016/1000

By: Wrexham County Borough Council

Approved Details: Smith Grant Stage 1 and 2 Contamination Assessment, Glan Llyn, Bwlchgwyn reference R2326-R01-v1 dated October 2016.

4. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 3 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.
5. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
6. The development shall be carried out in strict accordance with Section 8 of the Clwydian Ecology Protected Species Survey dated 14 July 2016.
7. Notwithstanding the provisions of Part 1, Classes A, B, and E of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking, re-enacting that Order with or without modification), no enlargements to the dwelling shall be erected and, other than the shed/hobby workshop/domestic storage unit shown on the approved plans, no buildings or enclosures shall be erected within the curtilage of the dwelling.
8. There shall be no means of vehicular access along the access track to the site from Llanarmon Road.

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 the interests of the amenities of the future occupants of the buildings

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4. In the interests of the amenities of the future occupants of the buildings
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. In order to protect wildlife interests, which are afforded special protection.
7. In the interests of protecting the rural landscape.
8. In the interests of residential amenity.



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