

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:
27/08/2001
Grid Reference:
E 329426
N 337881



Applicant Jones Bros. (Weston Rhyn) Ltd
Agent Design & Planning Associates
Belgrave House
15 Salop Road
Oswestry
Shropshire
SY11 2NR

Code CHI P/2001 /0619
Number
Date 02/07/2001
Received
Decision 29/10/2002
Date

Town and Country Planning Act, 1990

Location of application

Part O.S. Plot 5600 Off Shepherds Lane Chirk Wrexham

Description of application

Erection of 10 no. houses and construction of new vehicular & pedestrian access.

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Condition(s)

1. The development hereby approved shall be commenced before 29th October 2005.
2. No part of the development shall be commenced until samples of all external facing and roofing materials have been 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.
3. The development shall only be carried out in strict conformity with the details shown on the approved drawing(s) dated 11 June 2001 and in the application documentation no. 0120 drawing no. 02f.
4. No development shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include a specification for protective fencing that complies with

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BS5837 : a plan showing the position of the protective fencing; a full specification for the construction of any access, driveway or path under the crown spread of the trees, and related sections, details of general arboricultural matters including proposed practices with regard to cement mixing, material storage and fires; and details of the frequency of supervisory visits and procedures for notifying the finding of such visits to the Local Planning Authority. Works shall be carried out strictly in accordance with that approved method statement.

5. Before beginning work, the contractor shall contact the Council's Arboricultural Officer giving him seven days notice of a meeting on site to review all work procedures, access routes, storage areas and tree protection measures. Development shall be carried out in strict accordance with the agreed measures.

6. Development works must comply with the Council's Supplementary Planning Guidance for Protection of Trees on Development Sites, and British Standard guide for Trees in Relation to Construction Sites (BS 5837) (1991).

7. Details of all boundary treatment shall be submitted for the further approval of the Council. No walls or fences other than those thereby agreed shall be erected without the prior written approval of the Local Planning Authority. All existing hedges (except where required to be removed by these conditions) shall be retained.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extensions or additions to any dwelling shall be built, erected or constructed.

9. Prior to commencement of the development the junction of Shepherd's Lane and Colliery Road shall be improved by grubbing up and planting a new hedge behind a visibility splay of 4.5m by 70m. The trees subject to a tree preservation order within the splay will remain.

10. A highway scheme to provide a build out and associated works by the junction of Colliery Road and Shepherd's Lane shall be submitted for the approval of the Local Planning Authority prior to the commencement of site works and shall be completed prior to the occupation of the first dwelling.

11. Visibility splays of 2m x 33m in a northerly direction and 2m x 45m in a southerly direction shall be provided for the proposed access nearest to Colliery Road, and visibility splays of 2m x 45m in both directions for the other proposed accesses. They shall be provided in accordance with the guidance as laid out in TAN 18. The splays shall be provided prior to the first occupation of the dwellings and shall thereafter be retained clear of obstruction.

12. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.

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Reason(s)

1. To comply with Section 92 of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure a satisfactory standard of appearance of the development.
4. To ensure that the works on the site properly take account of the future health of the trees.
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6. To ensure that the works on the site properly take account of the future health of the trees.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development is carried out without the permission of the Local Planning Authority.
9. The visibility to the right is considered substandard and required to be improved in the interest of highway safety.
10. For the safety and convenience of all pedestrians, but in particular, the elderly, the disabled and wheelchairs, pram, and pushchair users.
11. For the safety and convenience of all pedestrians, but in particular, the elderly, the disabled and wheelchairs, pram, and pushchair users.
12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to applicant

The developer should be aware that there is evidence in the local community that the land may be subject to localised flooding. In designing your surface water drainage systems you should ensure that adequate provision is made to avoid problems. No surface water may be connected to the foul water sewers.

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.