

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 K BARKER AND MRS T WILSON	Code Number	MAE P/2022/0104
Agent	FISHER GERMAN MISS SOPHIE CRAGG 5 VICARS LANE CHESTER CH1 1QU	Date Received	28/01/2022
		Decision Date	29/06/2022

Town and Country Planning Act, 1990

Location of application

LAND AT TUPA, PENLEY HALL DRIVE, PENLEY, WREXHAM, LL13 0LU

Description of application

MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS AMLINELLOL P/2019/0835 (APP/H6955/A/20/3258703) (MYNEDIAD, YMDDANGOSIAD, TIRLUNIO A GRADDFA) – CODI 9 ANNEDD / RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2019/0835 (APP/H6955/A/20/3258703) (ACCESS, APPEARANCE, LANDSCAPING AND SCALE) – ERECTION OF 9 DWELLINGS

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 29/04/2022 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
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	29/06/2022	Reserved matters approval issued

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

Applicant	MR K BARKER AND MRS T WILSON	Code Number	MAE P/2022/0104
Agent	FISHER GERMAN MISS SOPHIE CRAGG 5 VICARS LANE CHESTER CH1 1QU	Date Received	28/01/2022
		Decision Date	29/06/2022

Condition(s)

1. The hard and soft landscaping scheme, including all boundary treatments, approved as part of this application, shall be fully implemented in strict accordance with plan refs: Soft Landscape 023.02.01 Rev A, Spec for Planting 023.02.03, Planting Schedule 023.02.02 and 023.01. Woodland Management Plan V3 dated 24.05.2022, within three months of the first use of the building 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.
2. The planting scheme and boundary treatments implemented in connection with condition no. 1 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Street Lighting, Penley Hall, NWD Architects dates 14.03.2022
Lighting Plan 6644.09 Rev A
Soft Landscape 023.02.01 Rev A
Spec for Planting 023.02.03
Planting Schedule 023.02.02
023.01. Woodland Management Plan V3 dated 24.05.2022
6644.01 Rev A
6644.02 Rev A
6644.03 Rev B
6644.04 Rev A
6644.05 Rev A
6644.06 Rev B
6644.07 Rev B,
and as contained within the application documentation.

Applicant	MR K BARKER AND MRS T WILSON	Code Number	MAE P/2022/0104
Agent	FISHER GERMAN MISS SOPHIE CRAGG 5 VICARS LANE CHESTER CH1 1QU	Date Received	28/01/2022
		Decision Date	29/06/2022

4. 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 further development shall take place under Classes A, B, C, D, E, F of Schedule 2 Part 1 and Class A and B of Schedule 2 Part 2, other than the development hereby granted permission.

5. 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.

Reason(s)

1. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant	MR K BARKER AND MRS T WILSON	Code Number	MAE P/2022/0104
Agent	FISHER GERMAN MISS SOPHIE CRAGG 5 VICARS LANE CHESTER CH1 1QU	Date Received	28/01/2022
		Decision Date	29/06/2022

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 27/06/2025.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

In line with the Welsh Governments decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy. We would encourage the provision of

Applicant	MR K BARKER AND MRS T WILSON	Code Number	MAE P/2022/0104
Agent	FISHER GERMAN MISS SOPHIE CRAGG 5 VICARS LANE CHESTER CH1 1QU	Date Received	28/01/2022
		Decision Date	29/06/2022

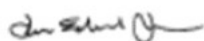
electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces;

- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof;

- The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity;

- The installation must comply with all applicable electrical requirements in force at the time of installation.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm