Wrecsam Maelor

Wrexham Maelor
BOROUGH COUNCIL

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In pursuance of its powers under the Acts and Orders referred to below, the Borough Council, as District Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application.

Applicant: Mr and Mrs J Hall

Agent: Mr and Mrs J Hall,
Foxhollow Cottage,
Heol Penyfelin,
Nant, Coedpoeth,
Wrexham.

Code number: COE 17060

Date received: 3rd July 1989

Decision date: 14th November 1989

Town and Country Planning Acts 1971/72
Town and Country Planning General Development Orders 1988

Approval of Reserved Matters

LOCATION AND DESCRIPTION OF DEVELOPMENT

LAND ADJOINING FOXHOLLOW COTTAGE, HEOL PENYFELIN, NANT, COEDPOETH

ERECTION OF HOUSE AND GARAGE AND CONSTRUCTION OF NEW VEHICULAR ACCESS

PARTICULARS OF DECISION

APPROVAL GRANTED

01 The development hereby approved shall be commenced on or before 25 July 1993 .

02 The vehicular turning area(s) as indicated on the submitted plan shall be provided prior to occupation of the building(s) and shall thereafter be retained to the satisfaction of the Council.

03 The position of any proposed access gates shall be set back a minimum distance of five metres from the edge of the highway carriageway and the means of enclosure on either side thereof shall be splayed at an angle of 45 degrees. The land within the splayed accessway so formed shall be strengthened with broken stone, or a similar durable material, to a consolidated thickness of 150mm and surfaced with tarmacadam prior to bringing into use the development hereby approved and shall thereafter be retained to the satisfaction of the Council.

04 The stone retaining wall along the site frontage and on each side of the splayed access shall not exceed 1 metre in height above the adjoining road level.

05 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.

REASON(S)

01 To comply with Section 42 of the Town and Country Planning Act, 1971, as amended.

02 In the interests of highway safety.

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03 To ensure that a properly constructed access is available for use when the development is completed thereby enabling safe and convenient access to and egress from the site in the interests of the safety of road users and pedestrians.
04 In the interests of highway safety.
05 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

Note(s) to Applicant:

01 You are advised in the interests of safety, that smoke detectors should be installed in all new residential accommodation.
02 The stability of the site shall remain the responsibility of the developer.
03 Your attention is drawn to British Coal Corporation Note 4 attached.
04 Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 on the enclosed "Applicants' Rights and General Information".
05 You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans to the respective Departments of the Council.

G. J. Evans.

Officer appointed for this purpose

Refer to the Statement of Applicant's Rights and General Information enclosed.