

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	MIKE & MARTIN JONES M & M JONES DEVELOPMENTS LTD	Code Number	GRE P/2018/0166
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Agent	CAPS MR BOB CARTWRIGHT 90 MAIN ROAD WYBUNBURY NANTWICH CW5 7LS	Date Received	02/03/2018
		Decision Date	10/10/2018

Town and Country Planning Act, 1990

Location of application

THE OLD CARAVAN SITE, OLD WREXHAM ROAD, GRESFORD,
WREXHAM, LL12 8AU

Description of application

DEMOLITION OF BUNGALOW, ERECTION OF 12 NO. DETACHED
DWELLINGS AND GARAGES, CONSTRUCTION OF ACCESS AND
ASSOCIATED WORKS

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
TB	Parking
T9	Walking, cycling and horse riding routes

Revision	Date	Description of Decision
0	10/10/2018	PLANNING PERMISSION ISSUED

1	07/08/2019	P/2019/0402 - APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/201B/0166:-
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		CONDITION 9 - SUBMISSION OF A SCHEME FOR THE COMPREHENSIVE AND INTEGRATED DRAINAGE OF THE SITE CONDITION 12 - SUBMISSION OF AN APPROPRIATE DUST MANAGEMENT SCHEME CONDITION 13 - SUBMISSION OF AN INVASIVE NON-NATIVE SPECIES PROTOCOL CONDITION 14 - SUBMISSION OF DETAILS OF AN APPROPRIATELY COMPETENT PERSON (E.G. AN ECOLOGICAL CLARK OF WORKS) CONDITION 15 - SUBMISSION OF RESULTS OF INSPECTION BY A COMPETENT ECOLOGIST FOR SIGNS OF OCCUPATION OF BADGERS CONDITION 22 - SUBMISSION OF A SCHEME DETAILING THE CONSTRUCTION OF THE PROPOSED NEW ESTATE ROAD INCLUDING FOOTWAYS CONDITION 23 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN INCLUDING PROVISIONS FOR CONTRACTOR PARKING
2	02/09/2026	P/2026/0534 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0166 TO AMEND APPROVED PLANS – SUBSTITUTION OF HOUSE TYPES

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 drawings numbered: PA FV1, PA FV2, HTD/1,

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HTD/2, GRA 28, GRA 5A, GRA 8, GRA 128, G6, G7 Rev B and PL 1 Rev K, and as contained within the application documentation.

**Non-material amendments approved under application reference
P/2026/0534**

3. Prior to their use on the development samples of all external facing and roofing 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.
4. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
5. The landscaping scheme submitted and approved in connection with condition no. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
6. The landscaping scheme as carried out in connection with condition no. 5 shall be permanently retained. Any planting 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 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.
7. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
8. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
9. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and the results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

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i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;

ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,

iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved Plan Refs: 1387/01 Rev E, 1387/02 Rev A, 1387/03 Rev F, 1387/04 Rev B, 1387/05 Rev D, 1387/06 Rev E, 1387/07 Rev A, 1387/08, 1387/10 Rev C, 1387/11 Rev C, 1387/21 Rev C, 1387/22 Rev G, 1387/100 RevC

10. No part of the development shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with condition no. 9. The sustainable drainage scheme shall be managed and maintained thereafter in strict accordance with the agreed management and maintenance plan.

11. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference number SJ34549401 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

12. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved Dust Management Plan Ref: Prepared by Andrew Collier IMAPS

13. No part of the development shall commence until an invasive non-native species protocol has been submitted to, and approved by, the Local Planning Authority. The protocol shall detail the proposed measures of containment, control and removal of Japanese knotweed on site. These measures as are approved shall be fully implemented on site.

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Agent CAPS
MR BOB CARTWRIGHT
90
MAIN ROAD
WYBUNBURY
NANTWICH
CW5 7LS **Date Received** 02/03/2018
Decision Date 10/10/2018

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved Knotweed Report Ref: KO0408 **Dated** 13/03/2019

14. No part of the development shall commence until details of the role and responsibilities of, and operations to be overseen by, an appropriately competent person (e.g. an ecological clerk of works) have been submitted to and approved in writing by the Local Planning Authority. The appointed competent person shall undertake all roles and responsibilities, and oversee all operations, in strict accordance with these details as are approved.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved Clerk of Works: Mr Julian Whitehurst of SOC Ecology Ltd

15. No part of the development shall commence until the site has been inspected by a competent ecologist for signs of occupation by badgers. The results of this survey should be submitted to and approved in writing by the Local Planning Authority. The development shall commence no later than within one month of the approval of these survey results.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Inspected by: Mr Julian Whitehurst of SOC Ecology Ltd

16. The existing bungalow shall be removed from site within 24 months of the date of this permission.

17. The great crested newt mitigation measures detailed within the Habitat Appraisal Survey Report - September 2017, approved as part of this application, shall be fully implemented on site.

18. Prior to occupation of any part of the development, the bat mitigation measures as detailed on page 33 of the Bat Survey Report - September 2017, approved as part of this application, shall be implemented in all respects.

19. Prior to first use of the development, an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall:

a) identify those areas and features on site that are particularly sensitive for wildlife and that are likely to cause disturbance in or around their foraging or commuting routes; and

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b) indicate where external lighting will be installed and the type of lighting to be used.

The scheme as is approved shall be fully implemented in strict accordance with the details as are approved and no other external lighting shall be installed on any part of the site.

20. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. PL1 Rev K.

21. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 56 metres to the North measured to the nearside edge of the adjoining highway, and 2.4 metres x 56 metres to the South measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

22. No part of the development shall commence until a scheme detailing the construction of the following has been submitted to and approved in writing by the Local Planning Authority:

1) Detailed layout, design, drainage and construction of the proposed new estate road including footways.

The scheme as is approved shall be fully implemented prior to first use of the development.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved Plan Refs: 1387/01 Rev E, 1387/02 Rev A, 1387/03 Rev F, 1387/04 Rev B, 1387/05 Rev D, 1387/06 Rev E, 1387/07 Rev A, 1387/08, 1387/10 Rev C, 1387/11 Rev C, 1387/21 Rev C, 1387/22 Rev G, 1387/100 RevC

23. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Approval: 07.08.2019 **Reference Number:** P/2019/0402

By: Wrexham County Borough Council

Approved CTM Plan Ref: PL 1 Rev K

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24. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Method Statement ref no. 17/AIA/WXM/204 (Rev D)
No development or other operations shall take place except in strict accordance with the reports as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To protect the amenities of the occupiers of nearby properties.
8. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment.
9. To ensure satisfactory drainage of the site and to avoid flooding.
10. To ensure satisfactory drainage of the site and to avoid flooding.
11. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
12. To protect the amenities of the occupiers of nearby properties.
13. To prevent the spread of non-native species.
14. To protect named species/ habitats/ biodiversity which would otherwise be damaged/ lost by the development hereby permitted.
15. To protect named species/ habitats/ biodiversity which would otherwise be damaged/ lost by the development hereby permitted.
16. To protect named species/ habitats/ biodiversity which would otherwise be damaged / lost by the development hereby permitted.

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17. To protect named species/ habitats/ biodiversity which would otherwise be damaged / lost by the development hereby permitted.
18. To protect named species/ habitats/ biodiversity which would otherwise be damaged/ lost by the development hereby permitted.
19. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and
To protect named species/ habitats/ biodiversity which would otherwise be damaged / lost by the development hereby permitted.
20. In the interests of highway safety.
21. To ensure that adequate visibility is provided at the proposed point of access to the highway.
22. In the interests of highway safety.
23. In the interests of highway safety.
24. To protect trees which are of significant amenity value to the area.

Note(s) to applicant

The applicant is advised that compliance with condition no. 7 does not provide an exemption from the statutory noise nuisance provisions of the Environmental Protection Act 1990. Any complaints received relating to noise from the development during the permitted hours may still be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints and legal action may be taken where appropriate.

Applicants are advised that compliance with condition no. 12 does not provide an exemption from the statutory nuisance provisions of the Environmental Protection Act 1990. Under the Act dust from any type of activity can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that the dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.

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. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

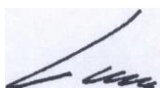
Burning of waste generated from construction activities is not considered to

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be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environment and Planning Department on 01978 315300 for further advice and information.



**Officer Appointed for this purpose
Head of Environment and Planning**

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