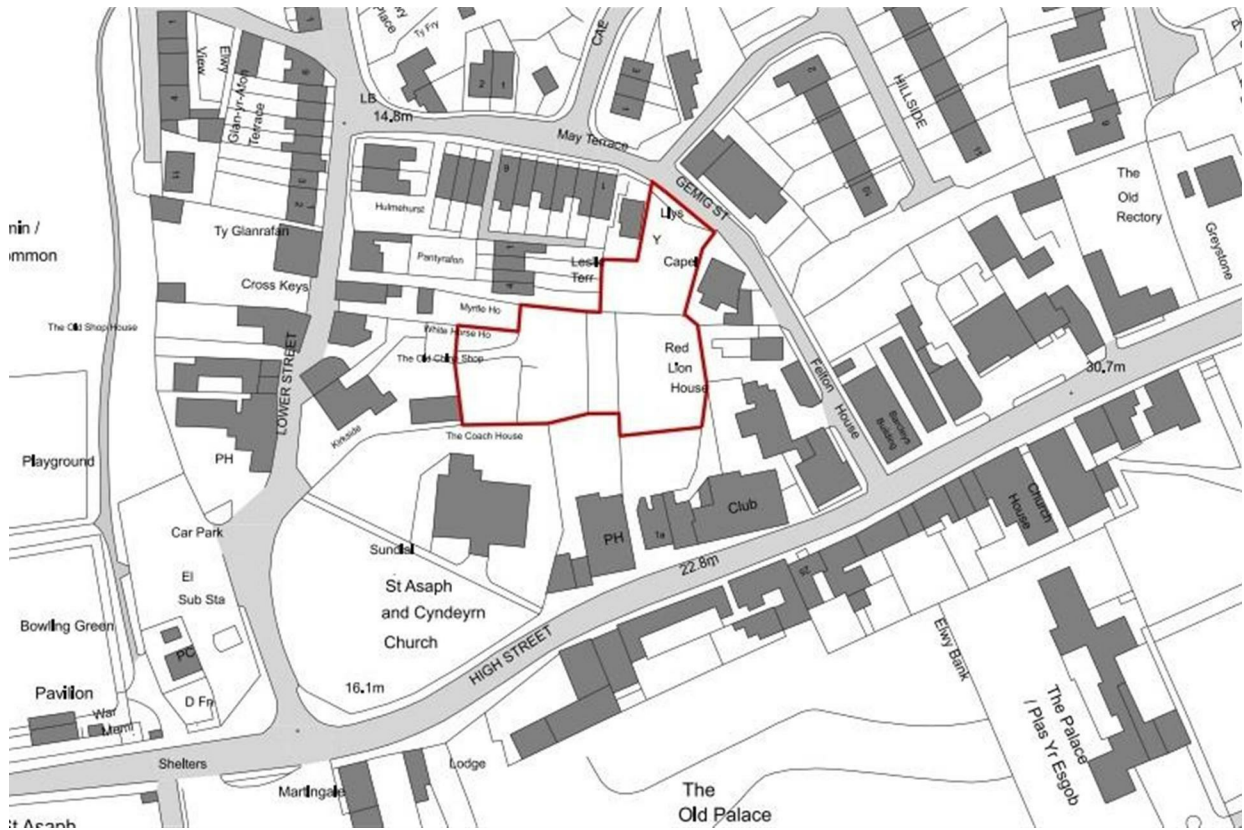


# williams estates



## STATEMENT OF DECISION

TOWN & COUNTRY PLANNING ACT 1990  
TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

In pursuance of their powers under the above Act and Order, the County Council as Local Planning Authority hereby

### APPROVE RESERVED MATTERS

**PROPOSAL:** Details of 9 dwellings, associated vehicular and pedestrian accesses, submitted in accordance with outline planning permission code no. 46/2003/0074/PO

**LOCATION:** Land rear of Kentigern Arms fronting Gemig Street St. Asaph

### PLANS AND DOCUMENTS SUBJECT TO THE DECISION:-

- (i) Proposed site plan and landscaping details (Drawing No. 1) received by the Local Planning Authority on 7 December 2004
- (ii) Proposed house layout plans (Drawing No. 2) received by the Local Planning Authority on 15 February 2005
- (iii) Plot No. 8/7 layout plans (Drawing No. 2A) received by the Local Planning Authority on 7 December 2004
- (iv) Plot No. 1 layout plan (Drawing No. 3) received by the Local Planning Authority on 15 February 2005

subject to compliance with the condition(s) specified hereunder.

### The Condition(s) is/are:

1. No work shall be permitted to commence on the external face of the walls of any of

## Residential Development Site Gemig Street, St. Asaph, Denbighshire, LL17

# £350,000



**EPC - null Council Tax Band - Tenure - Freehold**

# **Gemig Street, St. Asaph**

## **0 Bedrooms - Land - Building Plot**

Williams Estates and 'The Building Plot' are delighted to offer an excellent opportunity to purchase residential development site extending to approximately 0.45 acres, situated in the centre of St Asaph. The site has previously benefited from planning permission, and has been resubmitted under Planning Application 46/2022/0431 - Valid from 13.10.22 for the erection of 9 units, with vehicular access via Gemig Street. It is believed all main services are available for connection subject to the usual statutory consents. Detailed plans are available on request.

construction, details and drainage of the access road and driveway, and/or of the parking area to be created and the drainage details have been considered. A copy of the report of assessment of the proposed works should be placed on the planning file.

- The reasons for the refusal(s) is/are:
1. In the interests of visual amenity.
  2. In the interests of public safety.
  3. In the interests of the amenity of the locality.
  4. In the interests of the amenity of existing proposed occupants.

**PLANNING POLICIES RELEVANT TO THE DECISION**

Relevant policies are: Local Plan (LPP) 2011-2026 (revised 27 July 2022)  
Policy CD2.1 - Design and Heritage  
Policy CD2.2 - Access and Sustainability  
Policy CD2.3 - Access and Sustainability  
Policy CD2.4 - Access and Sustainability

**SPECIAL NOTES TO APPLICANT**

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 2, 3, 4, 5 and 10. Your attention is drawn to the attached notes relating to applications for consent to construct a vehicle crossing under a highway (not a footway) under Section 16A of the Highways Act 1980.

You are reminded that the Highway Act 1980 sets out the duties of the highway authority in relation to the safety of the highway and the safety of the highway user. It is the duty of the highway authority to ensure that the highway is safe for use by the public and to ensure that the highway is safe for use by the public.


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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**williams**estates

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.