

Applicant MR JOHN LOHAN

Reference P/2024/0321

Decision Date 16/07/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Notification of Intended Demolition

Location of Application

UNITS 1- 9, RIDLEYWOOD COMPLEX, BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9UT

Description of Application

HYSBYSIAD YMLAEN LLAW AR GYFER DYMCHWEL 9 ADEILAD ALLAN
PRIOR NOTIFICATION FOR DEMOLITION OF 9 OUTBUILDINGS

Wrexham County Borough Council hereby determines that prior approval is not required for the above mentioned development. The development shall take place in strict accordance with the following condition(s).

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 following plan(s) and document(s):
 - Location Plan;
 - Bat Scoping Survey by United Environmental Services Ltd;
 - Great Crested Newt Method Statement by United Environmental Services Ltd;
 - Method Statement by FI Construction and Demolition.
3. The development shall be carried out in strict accordance with the Reasonable Avoidance Measures outlined in the Great Crested Newt Method Statement by United Environmental Services Ltd and the Mitigation and Compensation Measures outlined in the Bat Scoping Survey by United Environmental Services.

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



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4. The development shall be carried out entirely in accordance with the details contained in the Method Statement by FI Construction and Demolition.

Reason(s)

- 1 To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).
- 2 To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).
- 3 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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

[Planning and building control | Wrexham County Borough Council](#)