**In pursuance of its powers under the Acts an 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**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** MR KARL PUGH

**Reference** P/2024/1085

**Agent** MR ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM
SELATTYN
OSWESTRY
SY10 7NP

**Date Received** 21/05/2024

**Decision Date** 19/08/2024

---

## Town and Country Planning Act, 1990

### Location of Application

11 CASTLE CRESCENT, CHIRK, WREXHAM, LL14 5LY

### Description of Application

ADEILADU POD ANECS HUNANGYNHWYSOL
ERECTION OF SELF CONTAINED ANNEXE POD

In reaching this decision the Council has had regard to the following relevant policies: -

**National Policies and Technical Advice Notes (TAN):**

**Wrexham Local Development 2013 – 2028:**

DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP2 - Location of Development
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
T1 - Managing Transport Impacts
BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site

| Revision | Date | Description of Decision |
|---|---|---|
| 0 | 19/08/2024 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

**In pursuance of its powers under the Acts an 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**

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

**Applicant** MR KARL PUGH

**Reference** P/2024/1085

**Agent** MR ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM
SELATTYN
OSWESTRY
SY10 7NP

**Date Received** 21/05/2024

**Decision Date** 19/08/2024

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): Project No. 2402 Revision A WD.90, WD.91, WD.100, WD.101 (received on 16th August 2024), WD.300, WD.301

3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Castle Crescent, Chirk, LL14 5LY

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-E of Schedule 2 Part 1, other than the development hereby granted permission.

5. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) as shown in WD.101 Rev A (received on 16th Agust 2024) have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

6. The proposed hedge planting as shown in WD.101 Rev A as received on 16th August 2024 shall comprise of either one or more of the following plant species; Hawthorn, Blackthorn, Hazel, Holly, or Privet, unless formally agreed by the Local Planning Authority.

**In pursuance of its powers under the Acts an 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 KARL PUGH

**Reference** P/2024/1085

**Agent** MR ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM
SELATTYN
OSWESTRY
SY10 7NP

**Date Received** 21/05/2024

**Decision Date** 19/08/2024

7. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

**Reason(s)**

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 In the interests of visual and residential amenity.

4 In the interests of visual and residential amenity.

5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

6 In the interests of ecology and biodiversity value.

7 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

**In pursuance of its powers under the Acts an 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 KARL PUGH

**Reference** P/2024/1085

**Agent** MR ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM
SELATTYN
OSWESTRY
SY10 7NP

**Date Received** 21/05/2024

**Decision Date** 19/08/2024

## Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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

**In pursuance of its powers under the Acts an 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 KARL PUGH

**Reference** P/2024/1085

**Agent** MR ADAM PIERPOINT
POINT PLANNING
LOWER CRAIGNANT
FARM
SELATTYN
OSWESTRY
SY10 7NP

**Date Received** 21/05/2024

**Decision Date** 19/08/2024

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council