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. Michael Nelson

Agent Mr. Joss Ryan
The Old School,
Simpson Street,
Sunderland, SR4 6DR

Reference P/2024/1267

Date Received 26/07/2024

Decision Date 28/08/2024

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

James Jones & Sons (Pallets & Packaging) Ltd., Oak Road, Wrexham, LL13 9RG

Description of Application

HYSBYSIAD CYN DYMCHWEL HEN ADEILAD CLWB
PRIOR NOTIFICATION FOR DEMOLITION OF FORMER CLUBHOUSE BUILDING

Your notification of intended demolition dated 26/07/2024has been considered and the Wrexham County Borough Council considers that prior approval will be required for the proposed method of demolition and proposed restoration of the site. This is to ensure that the impact on the locality is minimised.

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

National Policies and Technical Advice Notes (TAN):
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP14 - Natural Environment

DM1 - Development Management Considerations

Wrexham County Borough Council hereby determines that prior approval for the development is REFUSED for the following reason(s):

1. No information has been submitted regarding the impact of the demolition on the protected species of Great Crested Newts bats and nesting birds.

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. Michael Nelson

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David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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