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 & MRS GROOTVELD	**Code Number**	BRN P/2023/0143
Agent	MR CRAIG MARSTON KE-DESIGN UNIT 7 HENRY CLOSE BATTLEFIELD ENTERPRISE PARK SHREWSBURY SY1 3TJ	**Date Received**	27/02/2023
		Decision Date	27/09/2023

Town and Country Planning Act, 1990

Location of application

CHAPEL HOUSE, THE CHEQUER, BRONINGTON, WHITCHURCH, WREXHAM, SY13 2JQ

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO, FFENESTRI A DRYSAU NEWYDD A GWNEUD ADDASIADAU MEWNOL / TWO STOREY REAR EXTENSION, REPLACEMENT WINDOWS AND DOOR AND INTERNAL ALTERATIONS

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS11	Biodiversity
PS2	Development and the environment
T8	Parking
TAN 12	Design
TAN 18	Transport
TAN 24	The Historic Environment
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	27/09/2023	Planning permission issued

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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 hereby permitted shall be carried out in strict accordance with the following approved plans and documents:
   - Dwg No: 2205-MA(00)0001 - Location Plan
   - Dwg No: 2205-MA(00)0004 - Existing Elevations
   - Dwg No: 2205-MA(00)0003 - Existing Plans
   - Dwg No: 2205-MA(00)0006 REV B - Proposed Elevations
   - Dwg No: 2205-MA(00)0005 REV B - Proposed Plans
   - Email from Agent - Additional Information [Received: 27/04/2023]
   - Chapel House, Bronington Bat Report Revision 00 [By: Turnstone Ecology; Dated: October 2022]
   - Heritage Impact Statement - Chapel House [By: Richard K Morriss; Dated: February 2023]

3. 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.

4. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in-full prior to the first beneficial use of the extension hereby permitted and shall be retained thereafter for as long as the development remains in existence.

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5. No part of the development shall commence until full details of a Bat Method Statement have been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating and identifying any measures of protection, compensation and mitigation, timescales, licensing requirements for undertaking work, management and maintenance prescriptions for the short and long term, persons responsible for undertaking maintenance and management actions and details of an Ecological Compliance Audit. The recommendations as approved shall be implemented in strict accordance with timescales to be submitted and agreed in writing before any part of the development commences on site.

6. No development shall commence until a detailed lighting scheme, including plans, that considers existing and proposed external lighting as well as any spillage originating from internal locations has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

   - Details of existing lighting and lighting to be used during and post-construction;
   - Plans illustrating the location and type of existing and proposed external lighting;
   - Plans illustrating projected or retained bat emergence points from existing and proposed roots, along with retained or proposed features planned for bats' functional use in foraging/dispersal purposes;
   - Ecological compliance audit external lighting key performance indicators;
   - Post-construction light monitoring.
   - Provisions of the lighting scheme shall accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

   The lighting shall be installed and retained as approved during construction and for the lifetime of the development in accordance with the approved Lighting Plan.

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7. No part of the development shall commence until a scheme for the planting of trees on site has been submitted to and approved in writing by the Local Planning Authority.

8. Within six months of first use of the extension hereby approved, the planting scheme submitted and approved in connection with Condition no. 7 shall be fully implemented in all respects.

9. The planting scheme implemented in connection with Condition no. 8 shall be permanently retained. Any planting which becomes 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 within the next available planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason(s)

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

2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

3. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).

5. To protect protected species, namely bats, which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

6. To protect protected species, namely bats, which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and to mitigate for the loss of the previous Oak tree on the site in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang+en.

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Welsh Government for determination.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal.

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These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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

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Chief Officer Economy 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.