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 RISHI SHARMA	**Code Number**	GRE P/2022/0012
Agent	MR JOHN WINDER CAMBRIAN HOUSE STATION WAY PENYFFORDD CH4 OGA	**Date Received**	24/12/2021
		Decision Date	20/05/2022

Town and Country Planning Act, 1990

Location of application

29, MARFORD HILL, MARFORD, WREXHAM, LL12 8SW

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO, ESTYNIAD ISLAWR YN Y CEFN AC ESTYNIAD IS NA'R LLAWR GWAELOD A CHODI BALCONI / SINGLE STOREY SIDE AND REAR EXTENSIONS, BELOW GROUND FLOOR REAR EXTENSION AND BASEMENT EXTENSION AND ERECTION OF BALCONY

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	20/05/2022	Planning permission issued

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. No facing or roofing materials shall be used other than materials matching those used on the existing building.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 29Marford/P.App/01 Rev

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C, 29Marford/P.App/02 Rev C, and as contained within the application documentation.

4. Before works commence, further details about the opacity and exact specification of the proposed obscure glass for the first floor balcony, shall be submitted to and agreed in writing by the Local Planning Authority. The balcony glazing will thereafter be installed to the approved specification and retained thereafter.

5. The fence along the eastern boundary shall not be removed or reduced in height below 1.8m unless otherwise agreed in writing by the Local Planning Authority.

6. The planting and vegetation along the north and south boundaries shall not be removed or reduced in height to below 2m unless otherwise agreed in writing by the Local Planning Authority.

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

8. Within six months of first use of the development the planting scheme submitted and approved in connection with condition no. 07 shall be fully implemented in all respects.

9. The planting scheme implemented in connection with condition no. 07 shall be permanently retained and at a height of no less then 2m. 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 ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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

4. In the interests of residential amenities.

5. In the interests of residential amenities.

6. In the interests of residential amenities.

7. In the interests of residential amenities.

8. In the interests of residential amenities.

9. In the interests of residential amenities.

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Note(s) to applicant

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and 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.

Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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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