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	MS EMMA ERRARJI	**Code Number**	ROS P/2022/0525
Agent	IAN SCOTT RYDEN 23 ALBYN PLACE ABERDEEN SCOTLAND AB10 1YL	**Date Received** **Decision Date**	30/05/2022 11/11/2022

Town and Country Planning Act, 1990

Location of application

BARTON HOUSE, DARLAND LANE, ROSSETT, WREXHAM, , LL12 0EL

Description of application

TRAWSNEWID ADEILAD I 3 ANNEDD / CONVERSION OF BUILDING TO 3 DWELLINGS

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
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	11/11/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:
- Application Form, dated 30 May 2022;
- Location Plan (ref: FA-DR-03-101 - Rev.P1), dated 21 June 2016;
- Proposed Site Plan (ref: 02-DR-101 - Rev.C), dated 27 April 2022;

Applicant	MS EMMA ERRARJI	**Code Number**	ROS P/2022/0525
Agent	IAN SCOTT RYDEN 23 ALBYN PLACE ABERDEEN SCOTLAND AB10 1YL	**Date Received** **Decision Date**	30/05/2022 11/11/2022

- Plans & Elevations (ref: 02-DR-101), dated 27 April 2022;
- Leigh Ecology Ltd 'Bat Scoping Survey Report' (ref: ILEX/21/01), dated 06 August 2022;
- Kennedy Redford Foul Flow Calculations.

3. No facing or roofing materials shall be used for the development hereby permitted other than those shown on approved plan, 'Plans & Elevations as Proposed (ref: 10581.04.djs)'.
4. The colour of the render for the development hereby approved shall be white, and maintained as such at all times.
5. No demolition or construction works shall take place except between the following hours:
07:30 - 18;30 hours Monday to Friday;
08:00 - 14:00 hours Saturdays
And at no times on Sundays or Bank (or public) holidays.
6. Within three months of the commencement of the development, full details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved scheme with plantings carried out within the next planting season.
Any plantings which become severely damaged or seriously diseased, or is in poor physiological condition and/or removed shall be replaced with trees or shrubs of a similar size and species to those originally planted and within a timescale to be submitted to and approved in writing by the Local Planning Authority.
7. No dwelling hereby approved shall be occupied until the footway and widening works as detailed on the approved plan 'Proposed Site Plan (ref: 02-DR-101 - Rev.C), dated 27 April 2022 has been undertaken.

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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. In the interest of protecting the character of the area and local built environment.
5. To protect the amenity of neighbouring dwellings from noise associated with the demolition/construction phases of the development.

Applicant	MS EMMA ERRARJI	**Code Number**	ROS P/2022/0525
Agent	IAN SCOTT RYDEN 23 ALBYN PLACE ABERDEEN SCOTLAND AB10 1YL	**Date Received**	30/05/2022 11/11/2022
		Decision Date	

6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenity of the area.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.

Note(s) to applicant



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
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