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 WILLIAM ELLIS

Reference P/2024/0259

Agent MR STUART HATHERALL
BLUEPRINT ARCHITECTURAL SERVICES
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Date Received 28/03/2024

Decision Date 14/08/2024

Town and Country Planning Act, 1990

Location of Application

OAKDALE, MINSHALLS CROFT, CEFN MAWR, WREXHAM, LL14 3BH

Description of Application

ESTYNIADAU DEULAWR AR Y BLAEN, YR OCHR A'R CEFN AC ADEILADU GAREJ DWBL AR WAHÂN GYDAG YSTAFELL GEMAU AR Y LLAWR UWCHBEN
TWO STOREY FRONT, SIDE AND REAR EXTENSIONS AND CONSTRUCTION OF DETACHED DOUBLE GARAGE WITH GAMES ROOM ABOVE

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

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site

Revision	Date	Description of Decision
0	14/08/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

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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): DWG No. E090/005 RevA Sheet 2 of 2, DWG E090/005 Sheet 1 of 2 RevC, DWG No.E090/005 RevC Sheet 2 of 2, Conservation Method Statement, and Inspection and Assessment in relation to Bats and Breeding Birds - Tyrer Ecological Consultants Ltd,

3. 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. Development shall be carried out in accordance with the approved details.

4. No development shall take place until a scheme of landscaping has been submitted to and approved writing by the Local Planning Authority. The scheme shall provide for mitigation tree and shrub planting with further additional enhancement planting in achieving both Net Biodiversity Benefit and 20% increase in tree canopy

5. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition No. 4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which following the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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6. No part of the development / works shall commence until details of an on-site watching brief, prepared and carried out by a suitably qualified archaeologist for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

7. The works shall be carried out in strict accordance with the watching brief approved in connection with condition No. 6 and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), prior to first use of the works hereby approved.

8. The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Oakdale, Minshalls Croft, Cefn Mawr, LL14 3BH.

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.

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3 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 SP14 and SP15 of the Wrexham Local Development Plan.

4 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, SP14, and SP15 of the Wrexham Local Development Plan.

5 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, SP14 and SP15 of the Wrexham Local Development Plan.

6 The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

7 The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

8 To protect the amenities of the adjoining residents in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The applicant's attention is drawn to the advice and recommendations contained within the submitted Inspection and Assessment in relation to Bats and Breeding Birds report by Tyrer Ecologists dated March 2024 in that the buildings/trees/vegetation may contain wildlife such as bats and nesting birds that are protected by law. The consent / permission given by this notice does not override the protection afforded to these species and their habitats.

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

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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