

Applicant MR WILL BISHOP

Reference P/2024/0059

Decision Date 14/11/2024

Town and Country Planning Act, 1990

Location of Application

LEGACY COTTAGE BRONWYLFA ROAD LEGACY RHOSTYLLEN WREXHAM
LL14 4HY

Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO
TWO STOREY REAR EXTENSION

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

National Policies and Technical Advice Notes (TAN):

TAN 10 : Tree Preservation Orders

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 - Location of Development

Revision	Date	Description of Decision
0	14/11/2024	Planning permission issued

Particulars of decision : 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.

Applicant MR WILL BISHOP

Reference P/2024/0059

Decision Date 14/11/2024

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Legacy Cottage Location Plan, Project Ref - 23-18, Drawing Number A001, Legacy Cottage Proposed Elevations - dated 31/03/23 - Project Ref - 23 - 18, Drawing Number - A310, Revision F, Legacy Cottage Proposed Floorplans dated - 31/03/23, Project Ref - 23-18, Drawing Number - A112, Revision G and Legacy Cottage Proposed Site Plan - dated 30/03/23, Project Ref - 23-18, Drawing Number - A101, Revision D.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the protected species survey - dated 27th January 2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
5. No development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved RAMs scheme.

Applicant MR WILL BISHOP

Reference P/2024/0059

Decision Date 14/11/2024

6. No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with Method Statement as is approved. The Method Statement shall include the following:
- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - 2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - 3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - 6) Method for protecting retained trees during demolition works;
 - 7) Details of all proposed tree works, including felling and pruning.

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.

In pursuance of its powers under the Acts and 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 WILL BISHOP

Reference P/2024/0059

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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 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
- 6 To preserve the health, safety and amenity value of the tree(s) in accordance with Policies DM1, SP12, SP14 and NE3 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)