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	MRS SHIRLEY HUGHES	**Code Number**	ROS P/2023/0396
Agent	BR ARCHITECTURE MR BARRY RICHARDS THE STABLES COLWYN ROAD CRAIGSIDE LLANDUDNO LL30 3AL	**Date Received**	12/06/2023
		Decision Date	25/04/2024

Town and Country Planning Act, 1990

Location of application

PINES, BURTON ROAD, BURTON, WREXHAM, LL12 0HY

Description of application

ADEIILADU ESTYNIAD YMYL A BLAEN DAU LAWR AC ESTYNTIAD CEFN UN LLAWR / ERECTION OF TWO STOREY SIDE AND FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION

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

DM1	Development Management Considerations
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development

Revision	Date	Description of Decision
0	25/04/2024	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered BR-2023-PINE-PL01, BR-2023-PINE-PL02, BR-2023-PINE-PL03, BR-2023-PINE-PL04, BR-2023-PINE-PL05, BR-2023-PINE-PL06, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. The development shall not be occupied until a detailed plan to provide net benefit for biodiversity (NBB) has been implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The measures shall be retained thereafter for the lifetime of the development.
5. No part of the development shall commence until a detailed 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 the Method Statement as is approved. The Method Statement shall include the following:
   a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
   b) 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;
   c) 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;
   d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
   e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
   f) Method for protecting retained trees during demolition works;
   g) Details of all proposed tree works, including felling and pruning.

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6. Notwithstanding the details shown on drawing no. BR-2023-PINE-PL06, no window shall be installed at any time in the south-east facing elevation of the room described as bedroom 2 on drawing no. BR-2023-PINE-PL03 other than a window that is:
   i. obscure-glazed;
   ii. non-opening unless any part of the window which can be opened is, when measured at any point along the lowest edge of that part, at least 1.7 metres above the internal floor level of bedroom 2.

   The window shall thereafter be permanently maintained in compliance with i. and ii) above.

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 in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies DM1, SP14 and NE3 of the Wrexham Local Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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