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 WREXHAM COUNTY BOROUGH COUNCIL

Agent MRS JULIE FRANCIS
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

Reference P/2025/0037

Date Received 14/01/2025

Decision Date 21/01/2025

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Notification of Intended Demolition

Location of Application

GREENACRES, RHOSDDU ROAD, WREXHAM, LL11 2NW

Description of Application

HYSBYSIAD CYN DYMCHWEL ADEILAD
PRIOR NOTIFICATION FOR DEMOLITION OF BUILDING

Wrexham County Borough Council hereby determines that prior approval is not required for the above mentioned development. The development shall take place in strict accordance with the following condition(s).
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 shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
26/707/2 - Site location Plan

3. The development shall be carried out in strict accordance with the findings and recommendations contained within
   - Bat survey and Bird Assessment (January 2024). prepared by wildbank conservation
   - Biodiversity statement (February 2024), prepared by Marches ecology

   The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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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4. No demolition works hereby approved shall take place except between the following times:

   - 08:30 to 18:00hrs Monday to Friday
   - 09:00 to 13:30hrs Saturday
   - At no times on Sundays and Bank (or public) holidays.

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.

3. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

4. In the interest of protecting the amenity of nearby residential dwellings due to the nature of the works proposed, in accordance with Policy DM1 (ii) of the Wrexham LDP.

Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

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

Applicant WREXHAM COUNTY BOROUGH COUNCIL

Agent MRS JULIE FRANCIS
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

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To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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