

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 GARETH REECE RHD (WREXHAM) LTD	Code Number	WRR P/2018/1057
Agent	RHD (WREXHAM) LTD MR GARETH REECE LOWER FARM HOUSE DODDS LANE GWERSYLLT WREXHAM LL11 4NS	Date Received	11/12/2018
		Decision Date	08/02/2019

Town and Country Planning Act, 1990

Town and Country Planning (Trees) Regulations 1999

Location of application

24, KENYON AVENUE, WREXHAM, LL11 2ST

Description of application

APPLICATION FOR WORKS TO TREE SUBJECT TO TREE PRESERVATION ORDER NO. WCBC NO. 254 - 1 NO. COMMON LIME: -PRECAUTIONARY APPLICATION ONLY TO PROTECT ANY UNFORESEEN TREE ROOTS WITH ALL WORKS TO BE CARRIED OUT UNDER THE SUPERVISION OF AN ARBORICULTURAL CONSULTANT

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

- EC4 Hedgerows, Trees and Woodland
- WCBC Tree and Woodland Strategy 2016 - 2026

GRANT OF CONSENT

Subject to the following:-

Condition(s)

1. All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works - Recommendations.
2. The tree works hereby approved shall be commenced within one year of consent being granted.

3. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

a) *Arboricultural Implication Assessment ref No.TGM Consultancy Dec 2018*

No development or other operations shall take place except in strict accordance with the reports as approved.

4. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Reason(s)

1. To preserve the health, safety and amenity value of the tree(s).
2. To ensure the work is completed within a reasonable time scale.
3. To protect trees which are of significant amenity value to the area.
4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).

Note(s) to applicant

Owner authorisation:

Please be advised that this Decision Notice does in no way provide the applicant / agent with authorisation to enter onto land or property belonging to another person(s) in order to undertake proposed works. Should the applicant / agent wish to gain access onto land belonging to another party then authorisation must be received from the owner of that land prior to undertaking the agreed works. Failure to receive such authorisation from the owner may leave the applicant / agent liable to prosecution.

Bird nesting/breeding season:

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or even being built. Non-urgent tree work involving tree removal/pruning and hedge cutting operations should, if possible be avoided during the bird nesting/breeding season. If necessary, then applicants and contractors are advised to take all reasonable precautions in assessing vegetation prior to undertaking works and must cease operations if at any time a nest is then discovered. Advice from the RSPB indicates the bird nesting

season to be from the beginning of March to the end of August however, depending on seasonal temperatures, some birds do continue breeding into September.

Bats:

All bats and their roosts are strictly protected by law. Deliberately capturing, disturbing, injuring and killing bats is prohibited. Damaging or destroying their roosts is also prohibited.

Where bats are suspected to be present, please seek advice from a qualified arboriculturalist or a licensed bat specialist and if appropriate, get the relevant licence/s before you carry out any major tree work or hedge cutting.



**Officer Appointed for this purpose
Head of Environment 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