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 ADAM HUMPHREYS

Reference P/2025/0172

Agent ADAM HUMPHREYS
COUNCIL OFFICES,
RUTHIN ROAD,
WREXHAM, LL13 7TU

Date Received 25/02/2025

Decision Date 19/03/2025

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

GARAGES TO THE EAST OF 6, BURNHAM GARDENS, WREXHAM, LL13 9LU

Description of Application

HYSBYSIAD CYN I DYMCHWEL GAREJIS

PRIOR NOTIFICATION FOR DEMOLITION OF GARAGES

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 shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Location Plan 1:1000 dated 7th February 2025, 2) Accompanying Application Form, 3) Garages to Rear of Burnham Gardens Plan - dated January 2025 - Project 2425824 - Drawing number 01 - Revision Preliminary, 4) Accompanying Photographs, 5) Location Plan 1:250 dated 7th February 2025, 6) Demolition Site Notice and 7) Garage Distance Measurements Plan - dated 7th February 2025.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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Note(s) to applicant

Warning: It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

A precautionary approach should be undertaken during demolition works which should include an initial assessment of the building prior to demolition for evidence of bats or birds. Should evidence be found, no demolition work should be undertaken until an appropriate Preliminary Ecological Assessment is undertaken.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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.

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

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