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 Mrs Clare Jones

Reference P/2024/1557

Decision Date 25/03/2025

Town and Country Planning Act, 1990
Town and Country Planning (Trees) Regulations 1999

Location of Application

94 DEAN ROAD, WREXHAM, LL13 9EL

Description of Application

GWAITH I GOED A DDIOGELIR GAN ORCHYMYN CADW COED WCBC 231

WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 231

T1 – oak:

- Remove/reduce approximately 4 – 5lower limbs over access drive in order to provide clearance of approximately 4.0m.

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

- NE3 Trees, Woodlands and Hedgerows
- SP14 Natural Environment
- 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.

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2. The tree works hereby approved shall be commenced within one year of consent being granted.

3. The approved pruning works shall not include the removal of any branch of which any part is more than 150 - 200 millimetres in diameter when measured over bark, unless otherwise agreed in writing by the Local Planning Authority's arboricultural officer prior to any works being carried out.

Reason(s)

1. 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.

2. To ensure the work is completed within a reasonable time scale in accordance with Policy DM1 of the Wrexham Local Development Plan.

3. 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

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.

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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.



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