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 Mr Andrew Davies

Reference P/2025/0442

Decision Date 23/06/2025

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

MG GARAGE, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DW

Description of Application

HYSBYSIAD YMLAEN LLAW AR GYFER DYMCHWEL HEN ADEILADAU MODURDY A CHANOPI CWRT BLAEN

PRIOR NOTIFICATION FOR THE DEMOLITION OF FORMER GARAGE BUILDINGS AND FORECOURT CANOPY

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 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 following plan(s) and document(s):
   - Demolition Identification Plan, Scale 1:1250;
   - SF-103-Method Statement by Nationwide, Issue date: 7/5/25;
   - Environmental Impact Assessment Survey dated June 2025 by EDC.

3. The development shall be carried out in strict accordance with the recommendations contained within Section 7 of the Environmental Impact Assessment Survey dated June 2025.

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4. The development shall be carried out in strict accordance with the dust control methods detailed in the SF-103-Method Statement document by Nationwide, no: MS-01, Issue date: 7/5/25.

Reason(s)

1. To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

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

3. In order to protect wildlife interests at the site, having regard to Technical Advice Note 5: Nature Conservation and Planning.

4. To protect the amenities of the occupiers of nearby properties.

Note(s) to applicant

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.

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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.

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.

Details on how to deal with possible land contamination can be found here: Natural Resources Wales / Land contamination

Advice on how to protect groundwater at the site can be found here: Natural Resources Wales / How we can all help protect groundwater in Wales



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council