

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 ANTHONY OATES

Reference P/2024/0220

Agent ANTHONY OATES
OAKDALE
PANT LANE
GRESFORD
WREXHAM
LL12 8HB

Date Received 19/03/2024

Decision Date 10/07/2024

Town and Country Planning Act, 1990

Location of Application

OAKDALE PANT LANE GRESFORD WREXHAM LL12 8HB

Description of Application

AIL-LEOLI GAREJ A STORFA (A GYMERADWYWYD YN FLAENOROL O DAN P/2020/0816)/ REPOSITIONING OF GARAGE AND STORE (PREVIOUSLY APPROVED UNDER P/2020/0816)

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

Future Wales – The National Plan 2024

Planning Policy Wales Edition 12 (2024)

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 – Location of Development

SP14 - Natural Environment

DM1 – Development Management Considerations

NE1 – International and National Nature Conservation Designations

NE6 – Was

Revision	Date	Description of Decision
0	10/07/2024	Planning permission issued

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Particulars of decision : GRANTED subject to the following:-

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 approved drawing(s) numbered 003, 004, 006 (received on 18th June 2024) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
4. A Vivara Pro Build-in WoodStone Bat Box shall be installed into the garage before its first use and shall thereafter be permanently retained for the lifetime of the development.

Reason(s)

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 To comply with section 71ZA(2) of the Town and Country Planning Act 1990.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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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A handwritten signature in black ink, appearing to be 'D Fitzsimon'.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)