

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	MRS SARAH OMROD	Code Number	WOR P/2023/0204
Agent	ABIGAIL OWEN ABIGAIL OWEN ARCHITECTS LIMITED 25 FOX LANE WAVERTON CH3 7PQ	Date Received	10/02/2023
		Decision Date	12/09/2023

Town and Country Planning Act, 1990

Location of application

THE BUNGALOW, CAE LICA FARM, SARN, MALPAS, WREXHAM, SY14 7LW

Description of application

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD AR WAHAN NEWYDD / DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DETACHED DWELLING

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

FW	Future Wales: The National Plan 2040
GDP1	Development objectives
H10	Replacement dwellings in the countryside
PPW	Planning Policy Wales (Edition 11)
PS1	Settlement limits
PS2	Development and the environment
PS5	Strategic housing provision
T8	Parking
TAN 12	Design
TAN 24	The Historic Environment
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	12/09/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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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 hereby approved shall be carried out in strict accordance with the following approved plans and documents:
 - Application Form [Dated: 10/02/2023]
 - Dwg No: PL01 REV A - Location & Site Plans
 - Dwg No: PL02 - Proposed Site Plan
 - Dwg No: PL03 - Existing Floor Plans & Elevations
 - Dwg No: PL04 REV A - Proposed Floor Plans
 - Dwg No: PL05 REV A - Proposed Elevations
 - Dwg No: PL05 - Proposed Garage Floor Plans & Elevations
 - Preliminary Roost Assessment - Caelica Farm Bungalow [Issue: 2; By: Arbtech; Dated: 08/02/2023]
 - Arboricultural Survey - Caelica Farm Bungalow [By: Arbtech; Dated: 04/04/2023]
 - Letter from MetroRod [Dated: 07/06/2023]
3. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full prior to the first beneficial occupation of the replacement dwelling hereby permitted and shall be retained thereafter for as long as the development remains in existence.
4. No part of the development shall commence until full details of a hard and soft landscaping scheme together with a timescale for the implementation of works have been submitted to and approved in writing by the Local Planning Authority.
5. The landscaping scheme submitted and approved in connection with condition No. 4 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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6. The landscaping scheme as carried out in connection with condition No. 5 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.
7. Prior to their first use on the development, samples of all external facing and roofing materials (to include windows and doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
8. Prior to their first installation on the building, further details (scaled plans and/or brochure details of the solar PV panels shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be flush fitting with the surrounding roof plane. The development shall be carried out only in strict accordance with the details as approved.
9. Prior to the first beneficial occupation of the dwelling hereby approved, the site shall be laid out in strict accordance with layout plan(s) No. PL02.

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 the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
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8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk.

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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.

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.

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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.

Dwr Cymru Welsh Water:

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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.

Applicant MRS SARAH OMROD

Agent ABIGAIL OWEN
ARCHITECTS LIMITED
ABIGAIL OWEN
25 FOX LANE
WAVERTON
CH3 7PQ

Code WOR P/2023/0204

Number

Date 10/02/2023

Received

Decision 12/09/2023

Date