

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 MR RICHARD EVANS

Reference P/2024/0147

Agent MR GERIANT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 27/02/2024

Decision Date 08/07/2024

Town and Country Planning Act, 1990

Location of Application

THE ORCHARDS, YSGYTHRE ROAD, PONTFADOG, LLANGOLLEN, WREXHAM,
LL20 7AS

Description of Application

GOSOD CYSWLLT PONT, 4 ESTYNIAD I'R TO DORMER AC ADDASIADAU
ALLANOL
INSTALLATION OF BRIDGE LINK, 4 NO. DORMER ROOF EXTENSIONS AND
EXTERNAL ALTERATIONS

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 – Waste Water Treatment and River Water Quality

Revision	Date	Description of Decision
0	08/07/2024	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 following plan(s) and document(s):
Project Ref: 23-54 Drawing no. A300 Rev B,
Project Ref: 23-54 Drawing no. A101,
Project Ref: 23-54 Drawing no. A600 Rev A
3. The external surfaces of the building(s) shall be constructed with the materials specified in the application documents.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) as shown in Project Ref: 23-54 Drawing no. A300 Rev B have been implemented in full. The bird boxes shall be of a 'woodcrete' type construction. These measures shall thereafter be maintained 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 91(3) 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 Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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- 4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

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.

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.

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.

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The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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

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](#)