

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

|                  |                                                                              |                      |             |
|------------------|------------------------------------------------------------------------------|----------------------|-------------|
| <b>Applicant</b> | MINAFON PROPERTIES                                                           | <b>Code Number</b>   | P/2022/0832 |
| <b>Agent</b>     | PATERSON MACAULAY & OWENS<br>9<br>EARL ROAD<br>MOLD<br>FLINTSHIRE<br>CH7 1AJ | <b>Date Received</b> | 16/09/2022  |
|                  |                                                                              | <b>Decision Date</b> | 24/07/2023  |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

MINAFON, MAYBURY AVENUE, GLYN CEIRIOG, LLANGOLLEN, LL20 7EY

#### **Description of application**

ESTYNIAD LLAWR CYNTAF YN Y CEFN A'R OCHR I GYNNWYS BALCONI, ESTYNIAD OCHR UNLLAWR AC AILADEILADU FFENESTRI BAE AR Y LLAWR GWAELOD A'R LLAWR CYNTAF YN YR OCHR / FIRST FLOOR SIDE AND REAR EXTENSION TO INCLUDE BALCONY, SINGLE STOREY SIDE EXTENSION AND REBUILDING OF GROUND AND FIRST FLOOR BAY WINDOWS TO SIDE.

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                    |
| GDP1 | Development objectives          |
| PS1  | Settlement limits               |
| PS2  | Development and the environment |
| TANS | Technical Advice Notes          |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 24/07/2023 | Planning permission issued |

#### **Particulars of decision that permission be 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.

|                  |                                                                                 |                      |                 |
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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 5152 L01 Rev B and 5152 P01 Rev K, and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

4. No external lighting shall be installed until full details have been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include the following:

- i. Details of the siting and type of external lighting,
- ii. Drawings setting out light spillage within the site, and
- iii. Details of lighting to be used both during construction and when the development is occupied

Lighting shall thereafter be installed in accordance with the approved details.

5. Development shall not commence until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

"" The location of an impermeable area for the storage of building materials and cement and for cement mixing. This should be located at least 10 metres from a water course or surface drain;

"" How any surplus dry concrete, cement and grout will need to be disposed of;

"" Details of measures to prevent wet concrete and wash water from the washing out of any chutes, portable mixers, barrows, pump lines, shovels entering any watercourses; and

"" Equipment, such as chutes, portable mixers, barrows, pump lines, shovels, should be washed out in a designated area that has been specifically designed to contain wet concrete/wash water and any washings should not enter the watercourse under any circumstances.

The development shall be carried out in strict accordance with the approved CEMP.

6. The development shall be carried out in strict accordance with Section 8: Conclusions, Impacts and Mitigation For Bats of the Protect Species Survey, Minafon, Glyn Ceiriog dated 15 February 2023. The bat boxes shall be installed prior to the first occupation of the development hereby permitted and thereafter permanently retained.

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### Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71(2ZA) 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 GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan and 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.

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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](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

It is recommend that consideration be given to the incorporation of flood resistance/resilience measures into the design and construction of the development. These could include flood barriers on ground floor doors, windows and access points, implementation of suitable flood proofing measures to the internal fabric of the ground floor and locating electrical sockets/components at a higher level above possible flood levels. For further advice and guidance.

Please refer to NRW's website

<https://naturalresourceswales.gov.uk/splash?orig=%2f&lang=cy> and the following: Prepare your Property for Flooding <https://www.gov.uk/prepare-for-flooding> Flood Resistance of Domestic and Small Business Properties

Under the Environmental Permitting Regulations (2016) a bespoke Flood Risk Activity Permit will be required. For further advice go to:  
<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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