

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



Applicant	MR & MRS NICHOLLS	Code Number	ROS P/2024/0133
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	09/02/2024
		Decision Date	22/05/2024

Town and Country Planning Act, 1990

Location of application

22 TREVALYN WAY, ROSSETT, WREXHAM, LL12 0EJ

Description of application

TROI CYSGODFA CERBYD YN YSTAFELL I FYW YNDDI, ESTYNIAD LLAWR CYNTAF UWCHBEN Y GAREJ/CYSGODFA CERBYD A GOSOD FFENESTR NEWYDD AR Y LLAWR CYNTAF YN Y WAL DALCEN BRESENNOL / CONVERSION OF CAR PORT INTO HABITABLE ROOM, FIRST FLOOR EXTENSION ABOVE GARAGE/EXISTING CARPORT AND INSTALLATION OF NEW FIRST FLOOR WINDOW TO EXISTING GABLE WALL

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

DM1	Development Management Considerations
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP14	Natural Environment
SP19	Green Infrastructure
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	22/05/2024	Planning permission issued

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

Applicant	MR & MRS NICHOLLS	Code Number	ROS P/2024/0133
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	09/02/2024
		Decision Date	22/05/2024

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 6, 7, 8, 9 Rev A and 11 Rev C, 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. The vehicular parking area as shown on approved drawing number 11 Rev C shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.
5. The NBB measures as shown on approved plan nos. 9 Rev A (Bird Box) and 11 Rev C (Tree) shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter 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 provide for the parking of vehicles clear of the highway in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

Applicant	MR & MRS NICHOLLS	Code Number	ROS P/2024/0133
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	09/02/2024
		Decision Date	22/05/2024

5. To ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

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.

Applicant	MR & MRS NICHOLLS	Code Number	ROS P/2024/0133
Agent	EDW ARCHITECTURE LTD MR EDWARD WEBB THE RECTORY MEWS WREXHAM ROAD PULFORD CHESTER CH4 9DG	Date Received	09/02/2024
		Decision Date	22/05/2024

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.



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

