

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 CRAIG WILLIAMS	Code No	OVE P/2023/0173
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	15/03/2023
		Decision Date	17/08/2023

Town and Country Planning Act, 1990
Section 73

Location of application

TY NEWYDD, SCHOOL LANE, OVERTON, WREXHAM, LL13 0ES

Description of application

AMRYWIO AMODAU 2, 4 A 9 CANIATAD CYNLLUNIO P/2022/0248 /
VARIATION OF CONDITIONS 2,4 AND 9 OF PLANNING PERMISSION
P/2022/0248

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

Revision	Date	Description of Decision
0	17/08/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered W175/004 REV I and W175/007 REV B 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.

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4. The works hereby permitted shall be carried out in strict accordance with the approved Archaeological Watching Brief Written scheme of investigation for an archaeological watching brief by MOLA 10/03/2023. Within two months of the completion of the fieldwork, a copy of the resulting full report must be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670). On approval the digital archive shall be submitted to the Historic Environment Records Officer at Clwyd-Powys Archaeological Trust (gary.duckers@cpat.org.uk) and the National Monuments Record, RCAHMW (nmr.wales@rcahmw.gov.uk).
5. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension.
6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
 - 1) Arboricultural Implication Assessment ref no. Shields Arboricultural Consultancy - AIA/TSO/10/22 T 01691 657189, Dated 6th October 2022.
 - 2) Tree Protection Plan ref no. TSO/TPP/OL/10/22 Dated 05/10/2022
 - 3) Arboricultural Method Statement ref no. AIA/TSO/10/22 T 01691 657189, Dated 6th October 2022.

No development or other operations shall take place except in strict accordance with the reports as approved.
7. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Susan Worsfold, referenced AIA/TSO/10/22 T 01691 657189 and Dated 6th October 2022 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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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 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 Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies GDP1 and EC11 of the Wrexham Unitary Development Plan
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.



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