

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 JOHN HOLMES	Code Number	CEF P/2023/0526
Agent	MR JOHN HOLMES PENRALLT RUSSELL STREET CEFN MAWR WREXHAM LL14 3BL	Date Received	31/07/2023
		Decision Date	16/11/2023

Town and Country Planning Act, 1990

Location of application

PENRALLT, RUSSELL STREET, CEFN MAWR, WREXHAM, LL14 3BL

Description of application

GOSOD RENDR CONCRID NEWYDD, PANELI SOLAR AR Y TO, DRWS NEWYDD, LLWYBR CONCRID NEWYDD, I GYD YN RHANNOL OL-WEITHREDOL / REPLACEMENT OF CONCRETE RENDER, ROOF SOLAR PANELS, NEW DOOR, NEW CONCRETE PATH, ALL IN PART RETROSPECT

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

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	16/11/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details contained within the application documentation.
2. 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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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.

Note(s) to applicant

It is requested that, in the event that they are no longer required, the solar panels hereby approved be permanently removed from site.

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.

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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

