

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	J EVERALL	Code Number	GRE P/2023/0188
Agent	JAKE BOARDMAN BASE ARCHITECTS 23-25 CHRISTLETON ROAD CHESTER CH3 5UF	Date Received	17/03/2023
		Decision Date	21/09/2023

Town and Country Planning Act, 1990

Location of application

WHITE LODGE, 48 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LG

Description of application

DYMCHWEL Y GAREJ A'R YSTAFELL AML-BWRPAS PRESENNOL. CODI ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD O YSTAFELL UNLLAWR YN YR ARDD / DEMOLITION OF EXISTING GARAGE AND UTILITY. ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY GARDEN ROOM EXTENSION

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

EC13	Surface water run-off
EC6	Biodiversity Conservation
FW	Future Wales: The National Plan 2040
GDP1	Development objectives
PPW	Planning Policy Wales (Edition 11)
PS2	Development and the environment
T8	Parking
TAN 12	Design
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	21/09/2023	Planning permission issued

Particulars of decision that permission be GRANTED.

Subject to the following:-

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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 hereby permitted shall be carried out strictly in accordance with the following approved plans and documents:
 - Dwg No: PL-001 - Location Plan
 - Dwg No: PL-005 REV B - Proposed Block Plan
 - Dwg No: PL-003 REV A - Proposed House Elevations
 - Dwg No: PL-004 - Proposed Garden Room Elevations
 - Dwg No: PL-003 REV A - Proposed First Floor Plan
 - Dwg No: PL-002 - Proposed Ground Floor & Garden Room Plans
3. Prior to their use on the development, samples of all external facing materials (including windows and doors) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. The net biodiversity benefit measures as detailed on plan no: PL-005 REV B shall be implemented in full as approved prior to the first beneficial use of the extensions hereby permitted, and shall be retained thereafter for as long as the development remains in existence.

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. To ensure the development delivers net benefit to biodiversity in accordance with Paragraph 6.4.5 of Planning Policy Wales (Edition 11).

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Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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

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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.

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: <https://www.gov.uk/government/organisations/the-coal-authority>.



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.

