

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 MARK JOWITT WREXHAM COUNTY BOROUGH COUNCIL	Code Number	WRA P /2023 /0828
Agent	WREXHAM COUNTY BOROUGH COUNCIL MR MARK JOWITT RUTHIN ROAD WREXHAM LL13 7TU	Date Received	29/11/2023
		Decision Date	22/01/2024

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Notification of Intended Demolition

Location of application

LAND ADJACENT TO 35, DERWENT CRESCENT, WREXHAM, LL12 7YN

Description of application

HYSBYSIAD O FLAEN LLAW AR GYFER DYMCHWEL GAREJYS / PRIOR NOTIFICATION FOR DEMOLITION OF GARAGES

Decision

Wrexham County Borough Council hereby determines that prior approval is not required for the above mentioned proposed demolition.

Reason

The proposal complies with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995. An application for planning permission is not therefore required.

Condition

The development shall be commenced before the expiry of five years from the date of this decision.

Reason - To Comply with Para A.2(b), Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

Advisory Notes

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on 01978 292040 for further advice and information.



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