

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	MRS JANE TINNISWOOD	Code Number	GRE P/2023/0273
Agent	HORSLEY HUBER ARCHITECTS LTD MR DAVID HAYWARD CASTLEBERG STUDIOS 134 NEWPORT ROAD STAFFORD ST16 2HB	Date Received	21/04/2023
		Decision Date	10/07/2023

Town and Country Planning Act, 1990

Location of application

ALL SAINTS CHURCH IN WALES VA SCHOOL, SCHOOL LANE,
GRESFORD, WREXHAM, LL12 8RW

Description of application

CODI ADEILAD MODIWLAR UNLLAWR / ERECTION OF SINGLE STOREY
MODULAR BUILDING

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	10/07/2023	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 PL-04 and PL-05, as contained within the application documentation.

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3. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
 - a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
4. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted for the written approval of the Local Planning Authority. All hard and soft landscaping shall thereafter be carried out and thereafter managed and maintained in strict accordance with the approved landscaping scheme.

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 the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

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4. 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

The applicant should contact highwayroadworks@wrexham.gov.uk to agree any cones, temporary closures and traffic management at the site entrance. A section 50 application should be made for any temporary works on or affecting the public highway.

Safe pedestrian access must be maintained across the entrance, and a banks person must be in place to ensure there are no uncontrolled goods vehicles of HGV's reversing on and off the site onto the public highway.

The applicant is requested to coordinate with highwaysroadworks@wrexham.gov.uk to carry out a dilapidation survey of the site entrance and ensure the increased loading from construction traffic does not create any deterioration in the highway, particularly the entrance.



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