

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 ADRIAN FILER	Code Number	GWE P/2023/0311
Agent	OWEN ELLIS ARCHITECTS WILL BARRALET HONEYCOMB EDMUND STREET LIVERPOOL L3 9NG	Date Received	28/07/2022
		Decision Date	16/10/2023

Town and Country Planning Act, 1990

Location of application

YEW TREE COTTAGE, MOSS ROAD, MOSS, WREXHAM, LL11 6HA

Description of application

ADEILADU ESTYNIAD DEULAWR AR YR OCHR, GAREJ DEULAWR I DAU CHERBYD A DECIN UWCH, NEWIDIADAU I FYNEDIAD I GERBYDAU A DREIF A'R FFIN / CONSTRUCTION OF TWO STOREY SIDE EXTENSION, TWO STOREY DOUBLE GARAGE AND RAISED DECKING, AND ALTERATIONS TO VEHICULAR ACCESS, DRIVEWAY AND BOUNDARY TREATMENTS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

Revision	Date	Description of Decision
0	16/10/2023	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 4228 SK10 Rev A, 4228 SK11 Rev A, 4228 SK12 Rev B, 4228 SK13 Rev B, 4228 SK14 Rev B, 4228 SK15 Rev A, 4228 SK16 Dated Aug 2023 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.
4. No part of the development shall commence until full details for any hard surfaced areas within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan, have been submitted to and approved in writing by the Local Planning Authority. The details shall include existing and proposed levels, a specification for hard surfaces, and a method statement detailing the construction process. The works shall be carried out in strict accordance with the details as are approved.
5. 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) Tree Protection Plan ref no: Arb Tech/TPP01
 - 2) Arboricultural Method Statement ref no: Yew Tree Cottage/Arb Tech/ AMS01.

No development or other operations shall take place except in strict accordance with the reports as approved.
6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.
7. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
8. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

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9. The garage hereby approved shall be used solely for purposes incidental to the enjoyment of the dwelling at Yew Tree Cottage, Moss Road, and shall not be used for any other purpose whatsoever, including any independent or commercial use.
10. There shall be no gates or other means of enclosure across the vehicular access point within 5 metres of the highway boundary.
11. Nothing shall be planted, allowed to grow or erected to a height greater than 1 metre in height above the level of the nearside edge of the adjoining highway for a distance of 2.4 metres measured back from the adjoining highway along the entire site frontage. The splays shall be provided prior to first use of the development and shall thereafter be permanently retained clear of any such obstruction.

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 that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.
7. 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.
8. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
9. In order to ensure the use of the building remains ancillary to the use of the dwelling house on-site, in accordance with Policies PS2 and GDP1 of the Wrexham Unitary Development Plan.

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10. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

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: 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

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