

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	DR PHUSPA POOPALASINGAM	Code Number	W04000240 P/2023/0512
Agent	DR PHUSPA POOPALASINGAM 47 MAES GLYNDWR WREXHAM LL11 2DJ	Date Received	20/06/2023
		Decision Date	10/10/2023

Town and Country Planning Act, 1990

Town and Country Planning (Trees) Regulations 1999

Location of application

47 MAES GLYNDWR, WREXHAM, LL11 2DJ

Description of application

YN GWAITHIO I GOED A DDIOGELIR GAN ORCHYMYN CADW COED WCBC 255/WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 255.

T1 – sycamore:

- Remove to ground level and remove/treat stumps to discourage regrowth.

T2 – sycamore:

- Prune encroaching branches back to suitable growth points, towards neighbouring boundary and no further.

In reaching this decision stated below the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan and any agreed Council strategy which are as follows:-

- EC4 Hedgerows, Trees and Woodland
- WCBC Tree and Woodland Strategy 2016 - 2026

GRANT OF CONSENT

Subject to the following conditions:

1. All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works - Recommendations.

2. The tree works hereby approved shall be commenced within one year of consent being granted.
3. The removed tree shall be replaced with 1no *Acer campestre* 'streetwise' (Stem Girth 12-14 cm) root-balled or container grown tree. The replacement tree shall be planted during the next available planting season (October 2023 - March 2024). Details of the method and materials used for planting of the replacement tree and a maintenance schedule for a minimum of two years shall be submitted to and be approved by the Local Planning Authority prior to the planting of the replacement tree. If the replacement tree is/are removed, dies, become severely damaged or diseased, or is/are in poor physiological condition within five years of the date of planting they shall be replaced by tree of the same species and stock size of tree to that originally planted.

Reason(s)

1. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, EC4 and PS2 of the Wrexham Unitary Development Plan.
2. To ensure the work is completed within a reasonable time scale in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
3. To ensure the character and amenity of the locality is not detrimentally affected in the long term in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Owner authorisation:

Please be advised that this Decision Notice does in no way provide the applicant / agent with authorisation to enter onto land or property belonging to another person(s) in order to undertake proposed works. Should the applicant / agent wish to gain access onto land belonging to another party then authorisation must be received from the owner of that land prior to undertaking the agreed works. Failure to receive such authorisation from the owner may leave the applicant / agent liable to prosecution.

Bird nesting/breeding season:

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or even being built. Non-urgent tree work involving tree removal/pruning and hedge cutting operations should, if possible be avoided during the bird nesting/breeding season. If necessary, then applicants and contractors are advised to take all reasonable precautions in assessing vegetation prior to undertaking works and must cease operations if at any time a nest is then discovered. Advice from the RSPB indicates the bird nesting season to be from the beginning of March to the end of August however, depending on seasonal temperatures, some birds do continue breeding into September.

Bats:

All bats and their roosts are strictly protected by law. Deliberately capturing, disturbing, injuring and killing bats is prohibited. Damaging or destroying their roosts is also prohibited.

Where bats are suspected to be present, please seek advice from a qualified arboriculturalist or a licensed bat specialist and if appropriate, get the relevant licence/s before you carry out any major tree work or hedge cutting.



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