

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 IOLO JONES	Code Number	WRO P/2023/0079
Agent	T A C P MR DAVID MORRIS PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	06/02/2023
		Decision Date	03/04/2023

Town and Country Planning Act, 1990

Location of application

, WREXHAM MAELOR HOSPITAL, CROESNEWYDD ROAD, , WREXHAM, ,
LL13 7TD

Description of application

GOSOD 3 PLINTH COFFA CARREG A PHOLION BANER, A GWAITH
TIRWEDD CYSYLLTIEDIG / INSTALLATION OF 3 STONE MEMORIAL
PLINTHS AND FLAG POLES, AND ASSOCIATED LANDSCAPE WORKS

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	03/04/2023	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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) dated WMH-TACP-PB-22-DR-A-100, WMH-TACP-XX-ST-DR-A-702, and as contained within the application documentation.
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

Applicant	MR IOLO JONES	Code	WRO P/2023/0079
Agent	T A C P	Number	
	MR DAVID MORRIS	Date	06/02/2023
	PEMBROKE HOUSE	Received	
	ELLICE WAY		03/04/2023
	WREXHAM TECHNOLOGY	Decision	
	PARK	Date	
	WREXHAM		
	LL13 7YT		

shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 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;
- 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;
- Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- Method for protecting retained trees during demolition works;
- Details of all proposed tree works, including felling and pruning.

Reason(s)

- To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
- 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.

Note(s) to applicant

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;

Applicant	MR IOLO JONES	Code	WRO P/2023/0079
Agent	T A C P	Number	
	MR DAVID MORRIS	Date	06/02/2023
	PEMBROKE HOUSE	Received	
	ELLICE WAY		03/04/2023
	WREXHAM TECHNOLOGY	Decision	
	PARK	Date	
	WREXHAM		
	LL13 7YT		

- 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 healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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 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.

Applicant	MR IOLO JONES	Code	WRO P/2023/0079
Agent	T A C P	Number	
	MR DAVID MORRIS	Date	06/02/2023
	PEMBROKE HOUSE	Received	
	ELLICE WAY		03/04/2023
	WREXHAM TECHNOLOGY	Decision	
	PARK	Date	
	WREXHAM		
	LL13 7YT		



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