

Applicant MR STEPHEN CURREY

Code LLA P/2022/0692

Agent

Number
Date 14/07/2022
Received

Decision
Date 07/10/2022

Town and Country Planning Act, 1990

Town and Country Planning (Trees) Regulations 1999

Location of application

19 BIRCH COURT, LLAY, WREXHAM, LL12 0TY

Description of application

GWAITH I GOED A DDIOGELIR GAN ORCHYMUN CADW COED WCBC
195 / WORKS TO TREES PROTECTED BY TREE PRESERVATION
ORDER WCBC 195

T1 – oak:

- Remove epicormics growth to height of 5.0m
- Remove previous secondary branches with historical pruning wounds back to source.
- Reduce lower south-east crown by 1.5m
- Reduce upper crown over garden by 1.5m to improve form.

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:-

- EC04 Trees, Woodlands and Hedgerows
- WCBC Tree and Woodland Strategy 2016 - 2026

GRANT OF CONSENT

Subject to the following planning conditions:

ZD50A TPO Tree Works to British Standard 3998:2010

139R All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works – Recommendations.

ZD51 TPO Tree Works Approval Timescale (1 Year)

065R The tree works hereby approved shall be commenced within one year of consent being granted.

Reason(s)

139R To preserve the health, safety and amenity value of the tree(s).

065R To ensure the work is completed within a reasonable time scale.

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.

You are advised to contact the Council's Chief Planning Officer prior to the preparation of detailed plans.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

No notifiable hazards shall be introduced on any part of the application site at a later date until/unless a Hazardous Substance Consent has been obtained. The details required in connection with Condition 2 above should include precise size measurements of the window and bars, style of glazing bar(s), its position within the opening, sill dimensions etc, method of fixing the lights within the frame and painted colour scheme.
You are advised that any rain water goods should be cast iron, painted black.



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

In pursuance of its powers under the Acts an 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