

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 AND MRS DAVID CLACHER	Code Number	OVE P/2022/0083
Agent	MR PETER MILLER MTP TOWN PLANNING LTD 23 FIR TREE AVENUE WESTMINSTER PARK CHESTER CH4 7QY	Date Received	22/12/2021
		Decision Date	18/08/2022

Town and Country Planning Act, 1990

Location of application

THE LODGE, WREXHAM ROAD, OVERTON, WREXHAM, , LL13 0HF

Description of application

ESTYNIAD DEULAWR I OCHR Y TY AC ESTYNIAD UNLLAWR I ADEILAD
ALLANOL I YSTAFELL GEMAU/ STORFA / TWO STOREY SIDE
EXTENSION TO HOUSE AND SINGLE STOREY EXTENSION TO
OUTBUILDING TO FORM GAMES ROOM / STORE / MEDIA ROOM

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	18/08/2022	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 WH1259:
EX02 Outbuilding existing floor plans
EX01 House existing floor plans
EX03 existing elevations
ST01 Existing site
ST01B Proposed site plan site
L01 Block and location plans

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PR01B Proposed house floor plans
PR02B Outbuilding proposed floor plans
PR03B proposed elevations

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The building shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as The Lodge Wrexham Road Overton LL13 0HF.
5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment EBS (25/01/2022) Bat Roost Survey approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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 protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from

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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:

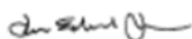
https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs 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 works outside of the specified times, permission to proceed may be sought by contacting the Council's Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or on 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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

