

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	MS CLARE CALLENDER	Code Number	ISY P/2021/1131
Agent	MRS CLAIR HUGHES CHDESIGN ATHENIA THE GREEN NORTHOP FLINTSHIRE CH7 6BD	Date Received	24/11/2021
		Decision Date	01/09/2022

Town and Country Planning Act, 1990

Location of application

OAKFIELD, BOWLING BANK, ISYCOED, WREXHAM, LL13 9RY

Description of application

DDYMCHWEL TY ALLAN A GAREJ AR WAHAN. ESTYNIAD DEULAWR ARFAETHEDIG I'R OCHR A GAREJ NEWYDD AR WAHAN / DEMOLITION OF OUTBUILDING AND DETACHED GARAGE. PROPOSED TWO STOREY SIDE EXTENSION AND NEW DETACHED GARAGE.

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	01/09/2022	Planning permission issued
1	28/11/2022	P/2022/0807 – Discharge of conditions 4 and 5 (ecology) of planning permission P/2021/1131.

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**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) nos. DWG 3 Revision A, DWG 6 Revision G, DWG 7 Revision D, DWG 9 Revision D, DWG 10, DWG 11 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. No part of the extension shall be occupied until the following measures detailed in Section 5. Recommendations of the Elite Ecology Bat Activity Survey dated July 2022 and Section 2. Recommendations of the Elite Ecology Conservation Plan dated August 2022 have been implemented in full. The measures shall thereafter be permanently retained.

Approved on: 28/11/2022 **Reference Number:** P/2022/0807

By: Wrexham County Borough Council

Approved Document Reference: Elite Ecology Bat Activity Survey July 2022.

5. No part of the development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of Great Crested Newts have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the RAMs as are approved.

Approved on: 28/11/2022 **Reference Number:** P/2022/0807

By: Wrexham County Borough Council

Approved Document Reference: Elite Ecology Amphibian Method Statement October 2022.

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.

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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. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

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.

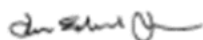
The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by

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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.

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

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm