

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	MRS JANET BRYAN	Code Number	ISY P/2021/0405
Agent	MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	22/04/2021
		Decision Date	20/06/2022

Town and Country Planning Act, 1990

Location of application

YEW TREE COTTAGE, SUN LANE, BOWLING BANK, WREXHAM,
LL13 9RW

Description of application

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STOREY / TWO STOREY SIDE EXTENSION AND SINGLE STOREY
ANNEXE EXTENSION

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	20/06/2022	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. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s): Proposed Floor Plans 20-24 A102 Rev G
Proposed NE & NW Elevations 20-24 A300 Rev D
Proposed SE & SW Elevations 20-24 A301 Rev D
Proposed Site Plan 20-24 A101 Rev F

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Perspective Views 20-24 A601 Rev C

Visibility Splays 20-24 A603

and as contained within the application documentation.

4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

*1) Arboricultural Implication Assessment ref no. Cedarwood Tree Consultants April 2021.

*2) Tree Protection Plan ref no. Cedarwood Tree Consultants April 2021 - Appendix 6.

*3) Arboricultural Method Statement ref no. Cedarwood Tree Consultants April 2021 - Section 7.

No development or other operations shall take place except in strict accordance with the reports as approved.

5. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a plan indicating the positions, design, materials and type of boundary treatment and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment (Preliminary Roost Assessment and Emergence Survey) as carried out by Jane Kingsley and dated 20/05/2022, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

7. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 20-24 A603.

8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

9. Prior to first use of development a verge crossing to the site shall be constructed in strict accordance with Highway Authority adoptable standards.

10. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

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11. The annexe / extension shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

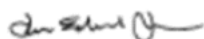
Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. 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.
3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. 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.
6. 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.
7. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
10. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. To comply with national and local planning policy on the control of development outside established settlement limits.

Note(s) to applicant

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A licence should be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to cross the highway verge at the new access position. Further guidance can be obtained from the Highways Department of Wrexham County Borough Council on telephone 01978 729670.



Ian Jones

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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

