

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 BLODWEN KELLY	Code Number	WRO P/2021/0414
Agent	CULLIS ARCHITECTURAL DESIGN MR S CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	26/04/2021
		Decision Date	30/07/2021

Town and Country Planning Act, 1990

Location of application

, 1, FFORDD MAILYN, WREXHAM, , , LL13 7JB

Description of application

ESTYNIAD OCHR LLAWR CYNTAF AC ESTYNIADAU BLAEN A CEFN
STORI SENGL / FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY
FRONT AND REAR EXTENSIONS

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	30/07/2021	Planning permission issued
1	25/07/2022	Discharge of condition 08 (P/2022/0581) Additional Note

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) dated March 2021 and as contained within the application documentation.

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4. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension facing East.
5. The 1.8m high fence shown to be erected on the east and north boundaries of the site shall be erected before the first use of the extension hereby granted and shall thereafter be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
6. The existing hedge along the west/south west boundary shall be permanently retained and shall not be cut down, grubbed out or otherwise removed or topped or lopped so that the height falls below 1.8 metres at any point without the prior written permission of the Local Planning Authority. If any parts of the hedges are removed without permission, die or become diseased, they shall be replaced by hedges of such size and species and within a timescale all to be approved in writing by the Local Planning Authority.
7. 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.
8. No part of the development hereby approved shall commence until a copy of a 'Build Over' agreement between the land owner and Welsh Water in respect of the public sewer which crosses the site has been deposited with the Local Planning Authority and the applicant has received written confirmation that this condition has been formally discharged.

Date Approved: 25th July 2022 **Reference Number:** P/2022/0581

By: Wrexham County Borough Council

Approved Details: Building Over letter Welsh Water 7th June 2022

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 the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the privacy and amenity of residents.

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6. To protect landscape features which are of significant amenity value in the area and which would ensure a satisfactory standard of appearance the development in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

7. To ensure that a satisfactory unit of residential accommodation is retained within the premises and to protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

8. To protect the integrity of the public sewer and avoid damage thereto in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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

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

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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 Environmental Health and Housing Standards at: heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Your attention is drawn to Highway Supplementary Notes Numbered 1, 3, 4 and 5 - 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

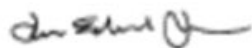
You are advised that the planning permission hereby granted does not authorise any building over, diversion, connection or other interference with any sewer, public or private, which crosses the site. You are advised to contact Welsh Water, PO Box 10, Treharris, CF46 6XZ (Tel: 01443 331155) in this regard, prior to undertaking any groundwork in connection with the development. Should you be required to depart from the details hereby approved, you should contact the Council's planning department to seek further advice with regard to the submission of amended plans and / or a new planning application.

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

It is advised that the dropped kerb access may benefit from widening to enable vehicles to access the drive independently. Any lowering of the kerb will require a Section 184 consent under the Highways Act 1980. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

You may wish to consider lowering the existing conifer hedge fronting the property along Ffordd Mailyn in order to improve visibility from the existing/proposed driveway.

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Officer Appointed for this purpose
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

