

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 & MRS SUZANNE SHAW	Code Number	PEN P/2022/0622
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8HD	Date Received	04/07/2022
		Decision Date	23/08/2022

Town and Country Planning Act, 1990

Location of application

ST DAVIDS COTTAGE, TAINANT, PEN Y CAE, WREXHAM, LL14 1UG,

Description of application

ESTYNIAD UNLLAWR I'R OCHR, DYMCHWEL GAREJ PRESENNOL YN RHANNOL I GREU TERAS WEDI'I GODI A CHLADIN PREN NEWYDD A RENDRO'R ANNEDD PRESENNOL / SINGLE STOREY SIDE EXTENSION, PARTIAL DEMOLITION OF EXISTING GARAGE TO CREATE RAISED TERRACE AND NEW TIMBER CLADDING AND RENDER TO EXISTING DWELLING

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/08/2022	Planning permission issued
1	26/10/2022	P/2022/0833 DISCHARGE OF CONDITIONS 3, 4, 6 (ECOLOGY) AND 7 (MATERIALS) OF PLANNING PERMISSION P/2022/0622

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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered SDC/PD/03, SDC/PD/04, SDC/PD/05 and as contained within the application documentation.

3. Prior to the commencement of development, the name and contact details of the responsible Ecological Clerk of Works (ECoW) shall be submitted to and approved by the Local Planning Authority.

Date Approved: 26/10/2022

Reference Number: P/2022/0833

By: Wrexham County Borough Council

Approved details:

- Discharge of Planning Conditions document by HDS Architectural Services.

4. Prior to the commencement of development, full details of the type and location of the proposed bat boxes to be installed around the site shall be submitted to and approved by the Local Planning Authority.

Date Approved: 26/10/2022

Reference Number: P/2022/0833

By: Wrexham County Borough Council

Approved details:

- Discharge of Planning Conditions document by HDS Architectural Services.
- arbtech: Bat Emergence and Re-entry Surveys document updated version 02/09/2022.

5. Should the works to the roof not be completed within 12 months from the date of this permission, a new bat survey shall be undertaken and submitted to and approved by the Local Planning Authority prior to further work to the roof commencing.

6. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in

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accordance with the approved details prior to first use / occupation of the development.

Date Approved: 26/10/2022

Reference Number: P/2022/0833

By: Wrexham County Borough Council

Approved details:

- Discharge of Planning Conditions document by HDS Architectural Services.
- arbtech: Bat Emergence and Re-entry Surveys document updated version 02/09/2022.

7. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 26/10/2022

Reference Number: P/2022/0833

By: Wrexham County Borough Council

Approved details:

- Discharge of Planning Conditions document by HDS Architectural Services.

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 the work is carried out in conjunction with an appropriate professional, to ensure protection of named species/habitats/biodiversity.
4. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
5. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in

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accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

7. 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.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



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

