

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	TOMOS HOMES	Code Number	RHO P /2022 /0210
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	02/03/2022
		Decision Date	30/03/2022

Town and Country Planning Act, 1990
Town and Country Planning (General Permitted Development) Order 1995
Schedule 2 Part 31

Notification of Intended Demolition

Location of application

MORETON INN, RUABON ROAD, RUABON, WREXHAM, LL14 6PU

Description of application

HYSBYSIAD YMLAEN LLAW O DDYMCHWEL ADEILADAU / PRIOR NOTIFICATION OF DEMOLITION OF BUILDINGS

Wrexham County Borough Council hereby determines that prior approval is not required for the above mentioned development. The development shall take place in strict accordance with the following conditions.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development hereby permitted shall be carried out strictly in accordance with the submitted:
 - Risk Assessment Ref: RA/Demo/01/rev – Michael Davies T/A M&JT Davies,
 - Demolition Survey Ref: MJT/Moreton/001 - Dated 28/02/2022 – by Tony Williams, and
 - The Remediation Strategy – Site Plan Ref: NO35/001 Rev B.

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3. The development hereby permitted shall be carried out strictly in accordance with the submitted:

- Further Information [Ecological] Report; Tyrer Ecological Consultants; September 2021, and
- Dusk Survey Results; Tyrer Ecological Consultants; June 2021

Notes

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

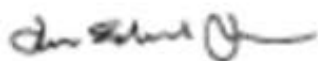
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Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows: Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of such a notice can result in prosecution; Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.



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

