

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 MICHAEL TUNSTALL	Code Number	GRE P/2022/0068
Agent	MR MICHAEL TUNSTALL 18 WOODRIDGE AVENUE MARFORD WREXHAM LL12 8SU	Date Received	18/01/2022
		Decision Date	25/03/2022

Town and Country Planning Act, 1990

Location of application

18, WOODRIDGE AVENUE, MARFORD, WREXHAM, LL12 8SU

Description of application

ADEILADU GAREJ / ERECTION OF GARAGE

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	25/03/2022	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. The development shall only be carried out in strict accordance with the details shown on the approved drawing numbered A101 Rev B, 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.

Applicant	MR MICHAEL TUNSTALL	Code Number	GRE P/2022/0068
Agent	MR MICHAEL TUNSTALL 18 WOODRIDGE AVENUE MARFORD WREXHAM LL12 8SU	Date Received	18/01/2022
		Decision Date	25/03/2022

4. Within six months of the first use of the development hereby approved, the proposed extended hedgerow along the highway frontage, as shown on plan ref: A101 Rev B, shall be fully implemented in accordance with a scheme which has been submitted to, and approved in writing by, the Local Planning Authority.

5. The planting scheme implemented in connection with condition no. 4 shall be permanently retained. Any planting which becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority, shall be replaced within the next available planting season by hedges of similar size and species to those originally required to be planted.

6. The existing hedges shown on drawing no. A101 Rev B shall be permanently retained and shall not be cut down, grubbed out, lopped to a height below 2 metres, or uprooted. Any hedges removed or being severely damaged or becoming diseased shall be replaced with hedge plants of the equivalent size and species.

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 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. 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.
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 ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant	MR MICHAEL TUNSTALL	Code Number	GRE P/2022/0068
Agent	MR MICHAEL TUNSTALL 18 WOODRIDGE AVENUE MARFORD WREXHAM LL12 8SU	Date Received	18/01/2022
		Decision Date	25/03/2022

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
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.

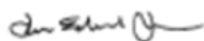
The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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

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

Applicant	MR MICHAEL TUNSTALL	Code Number	GRE P/2022/0068
Agent	MR MICHAEL TUNSTALL 18 WOODRIDGE AVENUE MARFORD WREXHAM LL12 8SU	Date Received	18/01/2022
		Decision Date	25/03/2022



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

