

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 PAUL SMITH	Code Number	CEF P/2022/0117
Agent	MR PAUL WHALE PAUL WHALE STUDIO 83 THE FORT OFFICE ARTILLERY BUSINESS PARK PARK HALL OSWESTRY SY11 4AD	Date Received	15/11/2021
		Decision Date	01/08/2022

Town and Country Planning Act, 1990

Location of application

QUARRY RISE, TAN Y CRAIG, CEFN MAWR, WREXHAM, LL14 3DD

Description of application

GWAITH TRAWSNEWID TO GAN GYNNWYS ADEILADU TO DORMER, SGRIN GWYDR A BALCONI I DDARPARU LLE YCHWANEGOL / ROOF CONVERSION WORKS INCLUDING DORMER ROOF CONSTRUCTION, GLAZED SCREEN AND BALCONY TO PROVIDE ADDITIONAL ACCOMMODATION

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	01/08/2022	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 materials matching those used on the existing building.

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3. The development shall only be carried out in strict accordance with the details shown on the approved drawings numbered 1210.351.01, 1210.351.02 and as contained within the application documentation.

4. The installation of the bat and bird boxes referred to in the Bat Activity Surveys carried out by Susan Worsfold, dated 2nd July 2022 shall be fully implemented prior to first use of the development and shall thereafter be permanently retained unless agreed by the Local Planning Authority.

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 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.

Note(s) to applicant

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.

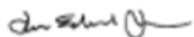
The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the

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



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

