

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	DANIEL ROBERTS	Code Number	GWE P/2021/1089
Agent	EMILY LLOYD HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	11/11/2021 23/11/2021
		Decision Date	

Town and Country Planning Act, 1990: Section 96A

Non-material amendment to Planning Permission

Location of application

4, NEW INN COTTAGES, MOSS ROAD, MOSS, WREXHAM, LL11 6HB

Description of application

DIWYGIAD ANSYLWEDDOL I GANIATAD CYNLLUNIO P/2020/0550 I DIWYGIO
CYNLLUNIAU CYMERADWY /
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2020/0550 TO AMEND
APPROVED PLANS

In pursuance of its powers under Section 96A of the above Act, the Council hereby amends the above planning permission.

You are advised that this is not a new notice of planning permission. It amends but does not replace the planning permission as mentioned above.

Conditions

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.
3. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered NI/PD/04 REV A, NI/PD/05 REV B and NI/PD/06 REV A and as contained within the application documentation.

Reasons

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.
3. To comply with section 71ZA(2) of the Town and Country Planning Act 1990.

Notes 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 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.



Officer Appointed for this purpose
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