

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 DR TIM LATHAM

Code LGC P /2022 /0194
Number

Agent DR TIM LATHAM
OFFICE COTTAGE
BRONYDD
QUARRY ROAD
GLYN CEIRIOG
LL20 7DA

Date 23/02/2022
Received

Decision
Date 24/03/2022

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

BRONYDD, QUARRY ROAD, GLYN CEIRIOG, WREXHAM, LL20 7DA

Description of application

HYSBYSIAD CYN DYMCHWEL ANNEDD / PRIOR NOTIFICATION FOR
DEMOLITION OF DWELLING

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 Demolition Survey Ref: DJ220210A - dated 10/02/22, by DJ Surveying; the Method Statement – Proposed Demolition Ref: DM/2122/0007; and the Remediation Strategy as detailed in the email dated 23/02/2022 from Tim Latham.
3. The development hereby permitted shall be carried out strictly in accordance with the submitted Bat Conservation Plan dated 20/01/2020, ref: 012022/BCP/TL, prepared by Stephen Cutmore, and the associated Bat Conservation Plan Drawing.

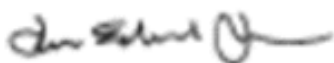
4. The ecological mitigation approved as part of planning permission ref: P/2020/0732, and as detailed within condition no. 3 above, must be fully implemented, and the European Protected Species licence must be granted, prior to the commencement of any demolition works.

Reasons

1. To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).
2. To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and to ensure that the development is carried out in the interest of the amenity of the area.
3. To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and to protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development.
4. To comply with Schedule 2, Part 31 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and to protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development.

Notes

In order to protect local residential amenity, 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.



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