

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 CHARLES GODFREY	Code Number	GRE P/2021/0364
Agent	MR CHARLES GODFREY THISTLEPATCH 28 WYNNSTAY LANE MARFORD WREXHAM LL12 8LG	Date Received	10/04/2021
		Decision Date	13/07/2021

Town and Country Planning Act, 1990

Location of application

THISTLEPATCH, 28 WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LG

Description of application

ESTYNIAD GAREJ I FLAEN EIDDO / GARAGE EXTENSION TO FRONT OF PROPERTY

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

Revision	Date	Description of Decision
0	13/07/2021	Planning permission issued
1	25/05/2022	Discharge of Condition 6

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(s) numbered Proposed South Elevation, Proposed Front and Side Elevation, Proposed Floor Plan, Proposed Site Plan and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Applicant	MR CHARLES GODFREY	Code Number	GRE P/2021/0364
Agent	MR CHARLES GODFREY THISTLEPATCH 28 WYNNSTAY LANE MARFORD WREXHAM LL12 8LG	Date Received	10/04/2021
		Decision Date	13/07/2021

4. The existing trees, shrubs and hedges shown on drawing(s) No(s). Tree Protection Plan Ref 21/AIA/WXM/273 to be permanently retained shall not be cut down, grubbed out, lopped or uprooted. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

5. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

Arboricultural Method Statement ref no. 21/A/A/WXM/CHE(W)273
No development or other operations shall take place except in strict accordance with the reports as approved.

6. No part of the development shall commence until the design of the foundations for the proposed development within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. Foundation design shall take into account the presence of tree roots. The works shall be carried out in accordance with the foundation design as approved.

App Ref No: P/2022/0395 **Documents Approved :** Drawing No. BMS186_02 Ref A **Approved By:** Wrexham County Borough Council
Date: 25/05/2022

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 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.
5. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.

Applicant	MR CHARLES GODFREY	Code Number	GRE P/2021/0364
Agent	MR CHARLES GODFREY THISTLEPATCH 28 WYNNSTAY LANE MARFORD WREXHAM LL12 8LG	Date Received	10/04/2021
		Decision Date	13/07/2021

Note(s) to applicant



**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

