

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 EDWARD BAILEY	Code Number	BRN P/2022/0451
Agent	MR EDWARD BAILEY M S BROOK THE CHEQUER BRONINGTON SY13 2JQ	Date Received	09/05/2022
		Decision Date	28/07/2022

Town and Country Planning Act, 1990

Location of application

M'S BROOK, THE CHEQUER, BRONINGTON, WREXHAM, SY13 2JQ

Description of application

CODI GAREJ A SWYDDFA / ERECTION OF GARAGE AND OFFICE BUILDING

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

EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	28/07/2022	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(s) numbered:
 - Application Form, dated 04 April 2022;
 - Location Plan (ref: 008), dated 12 February 2022;
 - Proposed Ground Floor Plan (ref: 016), dated 01 April 2022;

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- Proposed Roof Plan (ref: 017), dated 14 March 2022;
- Proposed Elevations Plan (ref: 105), dated 01 April 2022.

and as contained within the application documentation.

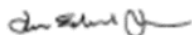
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. Prior to the commencement of the development hereby approved, an appropriately detailed Arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved scheme
5. Prior to the commencement of the development hereby approved, a scheme of Great Crested Newt reasonable avoidance shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved scheme
6. The garage and office hereby approved shall be ancillary to the existing dwelling 'M S Brook, The Chequer' and shall not be used, occupied or disposed of separately from 'M S Brook, The Chequer' or as a separate dwelling or building.
7. Within 6 months from the commencement of the development hereby approved, a scheme of landscape plantings shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved scheme.
8. The landscaping scheme as carried out in connection with condition no. 7 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming 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 with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

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.

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4. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. In the interest of reducing the risk of the development upon protected species.
6. In accordance with the terms of the planning application and to prevent the creation of an independent residential or planning unit.
7. In the interest of protecting the appearance and character of the area.
8. 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.



Ian Jones

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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

