

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 MIKE BAKER	Code Number	SES P/2021/0788
Agent	SHEILA WRIGHT SHEILA WRIGHT PLANNING LTD THE STUDIO 61 ROSEMONT ROAD LIVERPOOL L17 6BY	Date Received	06/08/2021
		Decision Date	28/06/2022

Town and Country Planning Act, 1990

Location of application

CARTREF, BEDWELL ROAD, CROSS LANES, WREXHAM, LL13 0TS

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / TWO STOREY SIDE EXTENSION PLUS A SINGLE STOREY SIDE AND REAR EXTENSION

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	28/06/2022	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:
9-034-101B Proposed site plan
9-034-102C Proposed plans and elevations

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9-034-001A location Plan

CAR-HLE-XX-00-DR-C-00300 P3 Drainage plan

Arbtech, Great Crested Newt Mitigation Plan, Cartref, Bedwell Road, Cross Lanes, Wrexham LL13 0TS, 31/01/2022

Arbtech, Bat Emergence and Re-entry Surveys Cartref, Bedwell Road, Cross Lanes, Wrexham LL13 0TS, 02/06/2022

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. No development or phase of development, including site clearance shall commence until a great crested newt (amphibian) Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

The Conservation Plan shall include:

- Build upon the principles outlined in ecological report: Arbtech, Great Crested Newt Mitigation Plan, Cartref, Bedwell Road, Cross Lanes, Wrexham LL13 0TS, 31/01/2022.
- Submission of additional great crested newt/amphibian avoidance and mitigation measures. The details to include identified Reasonable Avoidance Measures (RAMS) such as barrier fencing;
- Submission of details concerning retained and compensation areas including management plan that considers initial aftercare and maintenance
- Details of timing, phasing and duration of construction activities and conservation measures and aftercare
- Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development
- Ecological Compliance Audit, including key performance indicators
- Persons responsible for implementing the works
- Biosecurity risk assessment
- Details of measures to prevent or reduce incidental capture or killing

The Conservation Plan shall be carried out in accordance with the approved details.

Justification: To ensure that an approved GCN Conservation Plan is implemented, which protects GCN affected by the development

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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 protect great crested newts 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

Your attention is drawn to Highway Supplementary Notes - 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

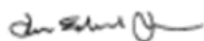
Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the

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Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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