

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	MRS KERRIE GOLDSMITH	Code Number	ROS P/2021/0538
Agent	DAVID INESON DESIGN IN SAFETY 57 CHARLES STREET BRYMBO WREXHAM LL11 5FL	Date Received	17/05/2021
		Decision Date	11/11/2021

Town and Country Planning Act, 1990

Location of application

21, PIPPIN LANE, ROSSETT, WREXHAM, LL12 0BJ

Description of application

ESTYNIAD CEFN UNLLAWR / SINGLE STOREY 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
GDP1	Development objectives

Revision	Date	Description of Decision
0	11/11/2021	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 DIS_AD_0099_02 received 14/10/2021, DIS_AD_0099_SP01 received 14/10/2021 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.
4. The existing trees, shrubs and hedges shown on drawing(s) No(s). Tree Protection Plan:2021/21 Pippin Lane/2a/DCMS Ltd to be permanently

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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: Tree Protection Plan ref no. Tree Protection Plan: 2021/21 Pippin Lane/2a/DCMS Ltd.

No development or other operations shall take place except in strict accordance with the reports as approved.

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.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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

