

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		Code Number	WRR P /2021 /0737
Agent	MR DAVID MORRIS TACP ARCHITECTS PEMBROKE HOUSE ELLICE WAY WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	21/07/2021
		Decision Date	07/03/2022

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of application

COLEG CAMBRIA, YALE CAMPUS, GROVE PARK ROAD, WREXHAM, LL12 7AB

Description of application

DYMCHWEL ADEILAD PRESENNOL I HWYLUSO CODI CANIATAD ARDAL GADWRAETH I ADEILAD TRI LLAWR AR GYFER DOSBARTHADAU AC I DDIBENION HYFFORDDI, GAN GYNNWYS MAES PARCIO A THIRLUNIO / CONSERVATION AREA CONSENT FOR DEMOLITION OF EXISTING BUILDING TO FACILITATE ERECTION OF THREE STOREY BUILDING FOR CLASSROOM AND TRAINING PURPOSES, INCLUDING CAR PARK AND LANDSCAPING

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

Particulars of decision that Consent be GRANTED Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. Demolition shall be carried out in accordance with the details shown on drawing no. YP2-TACP-XX-XX-DR-A-705 Revision B
3. No demolition works shall take place commence until a detailed Arboricultural Method Statement has been submitted to and approved in

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writing by the Local Planning Authority. Works shall thereafter only take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- b) Method for protecting retained trees during demolition works;
- c) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority.
4. No part of the demolition commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the demolition phase.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the scope of demolition works
3. 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.
4. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



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