

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	MILLIE JANE RUSSELL	Code Number	GRE P/2020/0841
Agent	MR STEPHEN MORRIS HOMEWOOD DESIGN THE COACH HOUSE BURLEIGH LODGE BULREIGH DRIVE OFF SUTTON ROAD MILE OAK TAMWORTH	Date Received	07/12/2020
		Decision Date	30/11/2021

Town and Country Planning Act, 1990

Location of application

MIDLAKE HOUSE, HILLOCK LANE, GRESFORD, WREXHAM, LL12 8YL

Description of application

ESTYNIADAU DAEAR, LLAWR CYNTAF A THO GYDA BALCONIAU
CYSYLLITEDIG / GROUND, FIRST FLOOR AND ROOF EXTENSIONS
WITH ASSOCIATED BALCONIES

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

EC4
EC6
GDP1
PS2

Revision	Date	Description of Decision
0	30/11/2021	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 drawings and documents numbered:
1222 08 Rev A
1222 07 Rev B
1222 06 Rev B

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1222 05 Rev C

1222 04 Rev B

1222 03 Rev C

Enfys Ecology. Bat and Nesting Bird Surveys – Midlake House, Gresford, Wrexham.

October 2021 V1

Proposed Alterations & Extensions at Midlake House Off Hillock Lane, Gresford, LL12 8YL Foul and Surface Water Drainage Strategy October 2021 (including appendices A, B, C, D, E, F and G)

and as contained within the application documentation.

3. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

4. The existing trees, shrubs and hedges shown on drawing no. 1222 03 Rev C 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. Prior to occupation of the development the window in the [northern elevation at first floor floor level] of the development shall be obscure-glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed). The window shall so be maintained and retained as such.

6. Prior to commencement of use of the balcony as shown on drawing number [1222 06 Rev B] the obscure glazed screening at a minimum height of 1.8m above finished floor level shall be installed. The screening shall be retained and maintained as such thereafter.

7. Development shall not commence until full details of a scheme of bat mitigation (including a timescale for implementation) and monitoring plan have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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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 trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. To protect named species which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is reminded that a bat licence will be required from Natural Resources Wales, before any work commences.



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

