

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 SIMON ITHELL	Code Number	CEF P /2021 /0827
Agent	CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	17/08/2021
		Decision Date	08/10/2021

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of application

LAND ADJACENT TO CAMBRIAN HOUSE, WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE

Description of application

CANIATAD ARDAL GADWRAETH AR GYFER DYMCHWEL WAL FRICIAU /
CONSERVATION AREA CONSENT FOR DEMOLITION OF BRICK WALL

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

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Particulars of decision that Consent be GRANTED

Subject to the following:-

Condition(s)

1. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered CM/PD/07 Rev E and NH/PD07 Rev G, and as contained within the application documentation.
2. No part of the works hereby granted consent shall be commenced until the development approved in association with planning permission ref: P/2021/0167 has been lawfully commenced.

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure a satisfactory standard of appearance of the site in the interests of the visual amenities of the conservation area in accordance with Policies GDP1, EC7 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhouisng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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