

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	CERI HUGHES AND CHRIS JONES	Code Number	GRE P/2021/1128
Agent	MR TOBY SOUTHGATE ARCHITECTURE WORKS LTD THE COACH HOUSE WARRINGTON ROAD CHESTER CH2 4EA	Date Received	22/11/2021
		Decision Date	20/12/2021

Town and Country Planning Act, 1990

Location of application

EDGE HILL, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YE

Description of application

ESTYNIAD UNLLAWR I'R CEFN A LLAWR UCHAF AR YR OCHR,
ESTYNIAD OCHR DEULAWR A GWAITH ALLANOL/
SINGLE STOREY REAR AND SIDE UPPER GROUND FLOOR EXTENSION,
PART TWO STOREY SIDE EXTENSION AND EXTERNAL WORKS

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

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	20/12/2021	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 L03 Rev 0, L04 Rev 0, L06 Rev 0, 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.

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4. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - A Tree Protection Plan showing the location of the trees, together with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - A full specification for any underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - Details of any supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - Method for protecting trees during any demolition works.
5. No part of the development shall commence until adequate steps have been taken to safeguard all trees on the site or whose root structure may extend within the site, which are the subject of Marford Hill Tree Preservation Orders WCBC No.42 and WCBC No.82, against damage or injury caused during construction works in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. In particular, no excavations, site works, trenches or channels shall be cut or pipes or services laid in such a way to cause damage or injury to the trees by interference with their root structure and no soil, waste or materials of any kind shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees by affecting their root structure.

Reason(s)

- To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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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 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.
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.

Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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.

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.

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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.

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: healthandhousing@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