

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 SHAUN O SULLIVAN	Code Number	CEF P/2021/0571
Agent	CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	02/06/2021 23/08/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 28, KING STREET, CEFN MAWR, WREXHAM, , LL14 3BH

Description of application

ESTYNIAD OCHR DEULAWR / TWO STOREY SIDE EXTENSION

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

Revision	Date	Description of Decision
0	23/08/2021	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 1:200 Proposed Site Plan indexed 24/06/2021, 1:50 Proposed First Floor Plan, 1:50 Proposed Ground Floor Plan, 1:100 Proposed Elevations indexed 24/06/2021 and as contained within the application documentation.
3. Any application of render to brick sections of the existing property shall be lime based only.
4. Prior to its use on the development, the colour of the render shall be submitted to and approved in writing by the LPA

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5. The first floor bathroom window as shown on approved plan 1:50 Proposed First Floor Plan shall be obscurely glazed and thereafter retained for the lifetime of the development.

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 safeguard the existing character and appearance of the brickwork of the dwelling as well as the Conservation Area in accordance with UDP Policies GDP1 and EC7.
4. To safeguard the character and appearance of the Conservation Area in accordance with UDP Policy EC7.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be

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avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property-specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority



**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

