

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 ROSS WILLIAM GEORGE FERGUSON	Code Number	ROS P/2019/0705
Agent	MR ROSS WILLIAM GEORGE FERGUSON DARLAND BARN DARLAND LANE ROSSETT WREXHAM LL12 0BA	Date Received	11/09/2019
		Decision Date	02/12/2019

Town and Country Planning Act, 1990

Location of application

DARLAND BARN, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BA

Description of application

ERECTION OF NEW REPLACEMENT GARAGE

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

Revision	Date	Description of Decision
0	02/12/2019	Planning permission issued
1	15/12/2021	Approval of details submitted in respect of condition 03.
2	15/12/2021	Approval of details submitted in respect of condition 05.

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) and as contained within the application documentation.

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3. No part of the development shall commence until samples of all external facing materials have been 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.

Date Approved: 15/11/2021 **Reference Number:** P/2021/1016

By: Wrexham County Borough Council

Approved Details:

Imperial Handmade Bricks: Original Scotch Common

4. The garage shall only be used for purposes ancillary to the use of the dwelling as a single dwelling house and for no other purpose.

5. No equipment, machinery, plant or materials of any kind in connection with the development shall be brought onto the site until tree protection fencing and ground protection measures have been implemented in strict accordance with details which have been submitted to and approved in writing by the Local Planning Authority. The details should include specification and location for the fencing. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made.

Date Approved: 15/11/2021 **Reference Number:** P/2021/1016

By: Wrexham County Borough Council

Approved Details: Tree Protection Plan, 01 (Rev A), NB. 18/AMS/WXM/236.

6. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Method Statement ref no. AMS ref no: 18/AMS/WXM/236 (Rev A) 'Tree Solutions'

No development or other operations shall take place except in strict accordance with the reports as approved.

Reason(s)

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

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ROSSETT
WREXHAM
LL12 0BA

**Date
Received** 11/09/2019

**Decision
Date** 02/12/2019

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 ensure that the garage is not used in a manner prejudicial to or likely to cause nuisance to occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To ensure that the retained trees are adequately protected during development in the interests of amenity in accordance with Policies GDP1 and EC4 of the Wrexham Unitary Development Plan..
6. 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.



**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

