

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	JULIAN MORRIS	Code Number	GLY P/2021/0653
Agent	JOHN PUGH BRYN COCH FARM LLANFAIR DC RUTHIN LL15 2BH	Date Received	29/06/2021
		Decision Date	18/08/2021

Town and Country Planning Act, 1990

Location of application

CAE MOR, LLWYNMAWR, LLANGOLLEN, LL20 7BE

Description of application

CODI GAREJ A PHWLL NOFIO / ERECTION OF GARAGE AND SWIMMING POOL

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

EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	18/08/2021	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) dated 28/06/2021 and as contained within the application documentation.
3. No part of the development shall commence until samples of all external facing and roofing 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.

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4. No part of the development shall commence until the design of the solar panels 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.

5. 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 to be removed and retained 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 access, driveway, path, 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 the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - Method for protecting retained trees during demolition works;
 - Details of all proposed tree works, including felling and pruning.

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.
- 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.
- 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.
- 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.

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Agent JOHN PUGH
BRYN COCH FARM
LLANFAIR DC
RUTHIN
LL15 2BH

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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

