

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	MISS REBECCA GOOD THE WOODLAND TRUST	Code Number	COE P/2020/0178
Agent	THE WOODLAND TRUST MISS REBECCA GOOD CASTLE COURT 6 CATHEDRAL ROAD CARDIFF CF11 9LJ	Date Received	12/03/2020
		Decision Date	22/09/2021

Town and Country Planning Act, 1990

Location of application

NANT MILL SHAFT MOUNDS, EITHER SIDE OF NANT BRIDGE, NANT ROAD, COEDPOETH, WREXHAM, , LL14 4LH

Description of application

INSTALLATION OF GABION BASKETS

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

EC12	Development and flood risk
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/09/2021	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 specification and plans contained in the Rock

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Slope Stability Assessment dated 22/7/2021 and as contained within the application documentation.

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.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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.

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

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contacting Environmental Health and Housing Standards at:
heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same
contact details for any other enquiries regarding construction / demolition site
noise.

Burning of waste generated from construction activities is not considered to
be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of
construction site waste by burning is likely to be in breach of their duty of care
with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is
judged to be causing a nuisance to neighbouring properties. Failure to comply
with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to
burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires
on the site, to include the prohibition of the burning of cleared vegetation. The
applicant should contact the Council's Planning & Regulatory Department on
01978 292040 for further advice and information.

The Applicant is advised that under the Environmental Protection Act 1990,
dust from construction and/or demolition activities can be judged to be
causing a statutory nuisance to neighbouring properties. A legal notice can
be served requiring that any dust nuisance is abated and failure to comply
with the requirements of the notice can result in prosecution. The applicant
should contact the Council's Planning & Regulatory Department on 01978
292040 for further advice and information.

The written consent of the Highway Authority (as required by section 278 of
the Highways Act 1980) must be obtained before any work is carried out
within the confines of the highway. Further guidance can be obtained from
the Highway Authority of Wrexham County Borough Council.



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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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