

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 NICK PINK	Code Number	GWE P/2021/0739
Agent	MR NICK PINK STONE COTTAGE WINDY HILL CEFN Y BEDD WREXHAM LL12 9TE	Date Received	10/06/2021
		Decision Date	16/09/2021

Town and Country Planning Act, 1990

Location of application

OPPOSITE FORMER FFRWD METHODIST CHURCH, WINDY HILL, CEFN Y BEDD, WREXHAM, LL12 9TE

Description of application

DYMCHWEL GAREJ PRESENNOL A CHODI GAREJ / DEMOLITION OF EXISTING GARAGE AND ERECTION OF 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:-

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	16/09/2021	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 drawings referenced Proposed Floor Plan and Proposed Elevation Plan, 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.

Applicant	MR NICK PINK	Code	GWE P/2021/0739
Agent	MR NICK PINK STONE COTTAGE WINDY HILL CEFN Y BEDD WREXHAM LL12 9TE	Number Date Received	10/06/2021
		Decision Date	16/09/2021

4. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any statutory instrument revoking and re-enacting that Order with or without amendment), no part of the building or land shall be used except for the precise purposes described in the application plans and documents, and the land and garage shall be used for the parking of domestic vehicles in connection with the dwelling known as Stone Cottage, only. No trade or business of any kind shall be operated from the application site.

5. No WC / toilet, washing or any other waste / foul water generating facilities shall be provided within the building hereby permitted.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A, B, C, D, E, F, G and H of Schedule 2 Part 1 and Classes A, B and C of Schedule 2 Part 2, other than the development hereby granted permission.

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 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 protect the amenities of the occupiers of nearby properties and in the interests of highway safety, in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. To prevent pollution of the water environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. Due to the semi rural location of the application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Applicant	MR NICK PINK	Code	GWE P/2021/0739
Agent	MR NICK PINK STONE COTTAGE WINDY HILL CEFN Y BEDD WREXHAM LL12 9TE	Number Date Received	10/06/2021
		Decision Date	16/09/2021

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 contacting Environmental Health and Housing Standards at: heathandhousing@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.

Applicant	MR NICK PINK	Code	GWE P/2021/0739
Agent	MR NICK PINK STONE COTTAGE WINDY HILL CEFN Y BEDD WREXHAM LL12 9TE	Number Date Received	10/06/2021
		Decision Date	16/09/2021

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.



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