

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 BEN PARRY	Code Number	ROS P/2021/0315
Agent	MR LUKE JONES D2 ARCHITECTS SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	26/03/2021 23/08/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, 1, LOWER PARKSIDE COTTAGES, PARKSIDE, ROSSETT, WREXHAM, LL12 0BN

Description of application

DYMCHWEL ALLAN ALLANOL AC EITHRIO DAU OCHR STOREY A ESTYNIADAU CEFN A GAREJ MANYLION / DEMOLITION OF EXISTING OUTRIGGER AND ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS AND DETACHED GARAGE

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
EC6	Biodiversity Conservation
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 Dwg No. PL100 Rev X,

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Dwg No. PL101 Rev B, Dwg No. PL102 Rev B, Dwg No. PL103 Rev B, and as contained within the application documentation.

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. 4 Prior to first occupation of the development hereby approved, the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1m in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
5. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development.
6. Prior to first occupation of the development hereby approved, the recommendations as set out in Section 8 and Section 9 of the Protected Species Survey dated 16th May 2021 shall be carried out in full.
7. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:
Arboricultural Implication Assessment ref no.(P. Jackson: Design Construction Management Services)
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.
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 adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
5. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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6. To protect bats which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

7. 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.

Note(s) to applicant



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

