

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	MASSIE JONES AND DEAN BRYAN	Code Number	LLA P/2021/0163
Agent	KEVIN SLACK GREENSPACE ARCHITECTS LTD THE OLD TOWN HALL HIGH STREET ELLESMERE SY12 0EP	Date Received	29/01/2021 03/06/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, CEFN Y FARM, CAER ESTYN, CAERGWRLE, WREXHAM, , LL12 9EP

Description of application

ESTYNIADAU CEFN AC OCHR DAU A UNIGOL / TWO AND SINGLE
STOREY REAR AND SIDE EXTENSIONS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	03/06/2021	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, 21-01 A101 Rev B, 21-01 A102 Rev C, 21-01 A300 Rev B, E-mail from applicant (dated 22/4/21), ARBTECH Preliminary Roost Assessment Survey Dated 19/2/21 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.

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4. The development permitted by this planning permission shall only be carried out in accordance with the approved bat survey, ARBTECH Preliminary Roost Assessment Survey (Dated 19/2/21). The mitigation measures recommended shall be implemented and retained as such.

5. The development permitted by this planning permission shall only be carried out in accordance with the recommendations for the upgrading of the existing septic tank as set out in the e-mail from applicant dated 22/4/21. The measures recommended shall be implemented and retained as such.

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 named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted in accordance with Wrexham UDP policy EC6.
5. To protect named species/habitats/biodiversity which would otherwise be damaged/lost by the development hereby permitted in accordance with Wrexham UDP policy EC6.

Note(s) to applicant

Natural Resources Wales note to applicant:

The Applicant should note, it is a legal requirement to apply for an environmental permit or register an exemption with us. Septic tanks and small sewage treatment works may be registered as exempt from the requirement to obtain an environmental permit if certain criteria are met. Please note, should a permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold preapplication discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements.

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If the Applicant already holds an exemption / permit, they should check whether the proposed increase in flows would require a further application to be made for a new / varied permit. It is important to note that a grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

More information, including a step by step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further 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

