

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 BASHARAT JAMEEL	Code No	WRO P/2021/0411
Agent	MR BASHARAT JAMEEL 22 VALLEY WAY WREXHAM LL13 7GW	Date Received	24/04/2021 03/06/2021
		Decision Date	

Town and Country Planning Act, 1990
Section 73

Location of application

22, VALLEY WAY, WREXHAM, , LL13 7GW

Description of application

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P/2016/0600 I ESTYN CYFNOD AMSER I'W DECHRAU / VARIATION OF
CONDITION 01 OF PLANNING PERMISSION P/2016/0600 TO EXTEND
TIME PERIOD FOR COMMENCEMENT

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
GDP1	Development objectives
PS1	Settlement limits
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: 751/SK01A and 751/SK02A and as contained within the application documentation.
3. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

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- 1) Arboricultural Implication Assessment ref no. 16/AMS/WXM/195
 - 2) Tree Protection Plan ref no. 16/AMS/WXM/195 01
 - 3) Arboricultural Method Statement ref no. 16/AMS/WXM/195 01
- No development or other operations shall take place except in strict accordance with the reports as approved.
4. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
 5. No part of the development shall commence until the design of the foundations for the proposed development within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. Foundation design shall take into account the presence of tree roots. The works shall be carried out in accordance with the foundation design as approved.
 6. The extension shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 22 Valley Way Wrexham.

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 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.
4. 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.
5. To ensure that hard surfacing does not cause harm to retained trees in the interests of visual amenity in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. This is a non-standard reason

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is

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encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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:
heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 292050.

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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