

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 CHRISTOPHER BEXHELL	Code Number	LGC P/2020/0091
Agent	MR CHRISTOPHER BEXHELL PISTYLL Y GARTH GARTH GLYN CEIRIOG WREXHAM LL20 7ND	Date Received	07/02/2020
		Decision Date	27/07/2020

Town and Country Planning Act, 1990

Location of application

PISTYLL Y GARTH, GARTH, GLYN CEIRIOG, WREXHAM, , LL20 7ND

Description of application

CONSTRUCTION OF CAR PARKING SPACE (IN RETROSPECT)

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

CLF6	Informal recreation - rights of way
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	27/07/2020	Planning permission issued
1	20/08/2020	P/2020/0440 Discharge of conditions 3 and 6 approved

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 7/2/2020 and as contained within the application documentation.

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2. Within 3 months of the date of this permission the proposed structural works set out in the report BR 07567-001 issue 1 dated November 2019 shall be carried out and thereafter retained.

3. Within three months of the date of this permission, full details of a hard and soft landscaping scheme together with a timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

Date Approved: 20/8/2020 **Reference Number:** P/2020/0440

By: Wrexham County Borough Council

Approved Details: Landscape and Ecological Management Plan 10/8/2020

4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

5. The landscaping scheme as carried out in connection with condition no. 4 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

6. Within 3 months of the date of this permission a short-term Ecological Management Plan and Ecological Method Statement, have been submitted to and approved in writing by the Local Planning Authority. This information shall demonstrate how existing features of ecological / wildlife interest will be protected, identify any areas of compensation and demonstrate management in the short-term. The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing before any part of the development commences on site.

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To ensure satisfactory development
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 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 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.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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)

You are advised to contact the Council's Biodiversity Officer at The Planning Department, Lord Street, Wrexham on Tel: 01978 298762.

The development is adjacent to a public right of way and the applicant should ensure that the footway is not interfered with. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.



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

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