

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

|                  |                                                                                                             |                      |                 |
|------------------|-------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS DEMPSEY                                                                                            | <b>Code Number</b>   | MIN P/2020/0702 |
| <b>Agent</b>     | EDW ARCHITECTURE LTD<br>MR EDWARD WEBB<br>THE RECTORY MEWS<br>WREXHAM ROAD<br>PULFORD<br>CHESTER<br>CH4 9DG | <b>Date Received</b> | 27/10/2020      |
|                  |                                                                                                             | <b>Decision Date</b> | 08/01/2021      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

MAES Y FFYNNON COTTAGE, MAES Y FFYNNON, GWYNFRYN,  
WREXHAM, LL11 3DE,

#### **Description of application**

ESTYNIAD CEFN DEULAWR A PHORTH / TWO STOREY REAR  
EXTENSION AND PORCH

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

|      |                                 |
|------|---------------------------------|
| EC5  | Special Landscape Areas         |
| EC6  | Biodiversity Conservation       |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 08/01/2021 | 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:  
169.01 Existing floor plans  
169.02 Existing elevations

|                  |                                                                                                             |                      |                 |
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169.03 Proposed floor plans  
169.04 Proposed elevations  
169.05 Existing and proposed site plan  
169.06 Location 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.

### **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.

### **Note(s) to applicant**

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 should adhere to the times given above wherever possible. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

|                  |                                                                                                             |                      |                 |
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- 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.

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 Environment and Planning Department on 01978 315300 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 Housing and Public Protection Department on 01978 315300 for further advice and information.

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.



**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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

**Applicant** MR & MRS DEMPSEY

**Code  
Number**

MIN P/2020/0702

**Agent** EDW ARCHITECTURE LTD  
MR EDWARD WEBB  
THE RECTORY MEWS  
WREXHAM ROAD  
PULFORD  
CHESTER  
CH4 9DG

**Date  
Received**

27/10/2020

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Date**

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