

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 T KAYE PIPS PROPERTY LTD	Code Number	ROS P/2020/0006
Agent	BLUEPRINT LTD MR STEVEN ELTHAM OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	07/01/2020
		Decision Date	18/02/2020

Town and Country Planning Act, 1990

Location of application

THE STONE HOUSE, LLAY ROAD, BURTON, ROSSETT, WREXHAM,
LL12 0HS

Description of application

REMOVE EXISTING CONSERVATORY, NEW GLAZED EXTENSION,
GLAZED LINK AND INTERNAL ALTERATIONS AND ALTERATIONS TO
EXISTING ACCESS

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

EC1	Green Barriers
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	18/02/2020	Planning permission issued
1	24/9/2020	P/2020/0461 Discharge of condition 3 approved

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

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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 K028:

001A 1 Existing floor plans
001A 2 Existing elevations
002A Existing site and location plan
005B 1 Proposed Floor Plans
005B 2 Proposed elevations
006C Site and Location Plan
007 Existing access plan
008A Proposed access plan
009 Access elevations
010B 1 Opening details
010B 2 Opening details and Coach house door elevations
and as contained within the application documentation
Application forms
Heritage Impact statement Rev B
Materials schedule
Aboricultural Impact Assessment AIA/SHB/12/19

3. Prior to their use on the development samples of all external facing and roofing materials and materials for hard surfacing and wall construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 24/9/2020 **Reference Number:** P/2020/0461

By: Wrexham County Borough Council

Approved Details: Details as received 3 and 11/9/2020

4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

1) Arboricultural Implication Assessment ref no.AIA/SHB/12/19

No development or other operations shall take place except in strict accordance with the report as approved.

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5. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of British Standard 5837:2005 comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Onto this, 2.1 metre weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the extent of each trees Root Protection Areas, as set out in British Standard 5837:2005. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

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 trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
5. 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

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.

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Detailed advice regarding construction works has been issued by Natural Resources Wales for the applicant's attention, and is available on the Council's website

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



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

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