

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	MRS MELANIE TRANTER	Code Number	MIN P/2020/0298
Agent	BOB DEWEY PLANNING MR B DEWEY THE GABLES LLANFYNYDD WREXHAM LL11 5HG	Date Received	26/05/2020
		Decision Date	23/11/2020

Town and Country Planning Act, 1990

Location of application

BRYN ONNEN, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UG

Description of application

LLEOLI CARAFAN BRESWYL / SITING OF RESIDENTIAL CARAVAN

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
H5	Housing in the countryside
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/11/2020	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 site drawing(s) received 15/10/2020 and details of mobile home received 24/7/2020, and as contained within the application documentation.
3. The premises shall only be used for residential purposes ancillary to the use of Bryn Onnen as a residential dwelling.

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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 A J Scott 17/10/2020
- 2) Tree Protection Plan received 21/10/2020
- 3) Arboricultural Method Statement A J Scott 17/10/2020

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

5. The existing trees, shrubs and hedges shown on the approved Tree Protection Plan to be retained shall not be cut down, grubbed out, lopped or uprooted within five years of the date of first occupation of the development. Any trees, shrubs or hedges removed or being severely damaged or becoming diseased within this time shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

6. The use of the building shall cease and be abandoned before 31/12/2030. The building together with any hard standing, base or slab upon which it stands shall be completely removed and the land restored to its previous condition not later than one month after that date.

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 define the permission and safeguard the amenities of the locality
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 ensure the amenity afforded by the trees is continued into the future in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. In accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan and having regard to its design and materials of construction, planning permission would not normally be granted in respect of temporary buildings in this location. Permission has been granted in this instance solely to allow the applicant adequate time to seek permanent, satisfactory accommodation.

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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)

NRW Environmental Management:

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under the Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the

movement of such material either on or off site should be done in consultation with Natural

Resources Wales. Any waste excavation material or building waste generated in the course

of the development must be disposed of satisfactorily and in accordance with Section 34 of

the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be

accompanied by Hazardous waste consignment notes.

Advice has been issued by Welsh water which is available on the Council's website

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MR B DEWEY
THE GABLES
LLANFYNYDD
WREXHAM
LL11 5HG

Number
Date 26/05/2020
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Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm