

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> | MRS DEBRA DODD                                                              | <b>Code Number</b>   | WRA P/2020/0455 |
| <b>Agent</b>     | MRS DEBRA DODD<br>27<br>KENSINGTON GROVE<br>BOX LANE<br>WREXHAM<br>LL12 8AJ | <b>Date Received</b> | 05/08/2020      |
|                  |                                                                             | <b>Decision Date</b> | 09/03/2021      |

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**Town and Country Planning Act, 1990**  
**Town and Country Planning (Trees) Regulations 1999**

**Location of application**

25, KENSINGTON GROVE, WREXHAM, LL12 8AJ

**Description of application**

GWEITHFEYDD I GOEDEN SYCAMORWYDDEN A DDIOGELIR GAN ORCHYMYN CADW COED WMBC RHIF 167 / WORKS TO SYCAMORE TREE PROTECTED BY TREE PRESERVATION ORDER WMBC NO 167

T1: Sycamore – Reduce length of lowest primary over patio by 2-3m and remove secondary growth from primary limb back to source.

In reaching this decision stated below the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan and any agreed Council strategy which are as follows:-

- EC4 Hedgerows, Trees and Woodland
- WCBC Tree and Woodland Strategy 2016 - 2026

**GRANT OF CONSENT**

**Subject to the following:-**

**Condition(s)**

1. All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works - Recommendations.
2. The tree works hereby approved shall be commenced within one year of consent being granted.

**Reason(s)**

1. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, EC4 and PS2 of the Wrexham Unitary Development Plan.
2. To ensure the work is completed within a reasonable time scale in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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

#### **Owner authorisation:**

Please be advised that this Decision Notice does in no way provide the applicant / agent with authorisation to enter onto land or property belonging to another person(s) in order to undertake proposed works. Should the applicant / agent wish to gain access onto land belonging to another party then authorisation must be received from the owner of that land prior to undertaking the agreed works. Failure to receive such authorisation from the owner may leave the applicant / agent liable to prosecution.

#### **Bird nesting/breeding season:**

All wild birds, their young, their eggs and active nests are protected under law. It is an offence to damage a nest intentionally while it is in use or even being built. Non-urgent tree work involving tree removal/pruning and hedge cutting operations should, if possible be avoided during the bird nesting/breeding season. If necessary, then applicants and contractors are advised to take all reasonable precautions in assessing vegetation prior to undertaking works and must cease operations if at any time a nest is then discovered. Advice from the RSPB indicates the bird nesting season to be from the beginning of March to the end of August however, depending on seasonal temperatures, some birds do continue breeding into September.

#### **Bats:**

All bats and their roosts are strictly protected by law. Deliberately capturing, disturbing, injuring and killing bats is prohibited. Damaging or destroying their roosts is also prohibited.

Where bats are suspected to be present, please seek advice from a qualified arboriculturalist or a licensed bat specialist and if appropriate, get the relevant licence/s before you carry out any major tree work or hedge cutting.



**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)