

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	MICHAEL HAINES STRATHALYN MANAGEMENT COMPANY LTD	Code Number	ROS P/2020/0666
Agent	LONGDEN & COOK MR ELLIOT SHALOM VICTORIA BUILDINGS 9-13 SILVER STREET BURY BL9 0EU	Date Received	27/10/2020
		Decision Date	26/01/2021

Town and Country Planning Act, 1990

Town and Country Planning (Trees) Regulations 1999

Location of application

STRATHALYN, LLAY ROAD, ROSSETT, WREXHAM, , LL12 0HS

Description of application

WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER
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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.

3. 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) Tree Solutions ref: 20/CS/WXM/07

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

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.
3. 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

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