

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 PAUL SHEPHERD	Code Number	BRO P/2019/0822
Agent	CULLIS ARCHITECTURAL DESIGN MR S CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	01/11/2019
		Decision Date	06/01/2020

Town and Country Planning Act, 1990

Location of application

14, PENDWLL ROAD, MOSS, WREXHAM, LL11 6EU

Description of application

DEMOLITION OF EXISTING DWELLING AND ERECTION OF NEW 3 BED BUNGALOW

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

EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements

Revision	Date	Description of Decision
0	06/01/2020	Planning permission issued
1	02/04/2020	Non-material amendment 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 1:500 Proposed Elevations, 1:50 Proposed Ground and First Floor Plans, 1:100 Proposed Site Plan (received 10/12/2019), 1:100 Proposed Site Section (received 10/12/2019), 1:200 Proposed Site Plan (received 10/12/2019), 1:50 Proposed Garage Elevations and Floor Plans and as contained within the application documentation.

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Reference Number: P/2020/0194 **Details Approved:** 1:100 Proposed Site Section Rev A **Approved by:** Wrexham County Borough Council **Date:** 02/04/2020

3. Prior to their use on the development samples of all external facing and roofing materials 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.
4. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 1:100 Proposed Site Plan (received 10/12/2019) within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
5. Notwithstanding the approved plans, details of the boundary treatments including siting, design and height shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.
6. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.
7. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Enfys Ecology and dated 24/09/2019 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
8. No surface water and / or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
9. The vehicular parking and turning areas as shown on approved drawing(s) No(s). 1:100 Proposed Site Plan (received 10/12/2019) shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.
10. The en-suite window in the west elevation as shown on the approved plan 1:500 Proposed Ground Floor Plan shall be obscurely glazed and thereafter retained for the lifetime of the development.
11. The existing dwelling on the site shall be demolished prior to commencement of development.

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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.
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6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
8. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
9. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
10. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. For the avoidance of doubt and to specify the plans to which the permission relates.

Note(s) to applicant

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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.

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.

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

- 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.

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**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