

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 GARY JONES	Code Number	RUA P/2020/0160
Agent	MR GARY JONES GARDDEN LODGE FARM TATHAM ROAD RUABON WREXHAM LL14 6RD	Date Received	06/03/2020
		Decision Date	15/04/2020

Town and Country Planning Act, 1990

Location of application

GARDDEN LODGE FARM, TATHAM ROAD, RUABON, WREXHAM, , LL14 6RD

Description of application

TWO-STOREY SIDE EXTENSION

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
EC11	Archaeology
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	15/04/2020	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 drawing(s) numbered:

Applicant	MR GARY JONES	Code	RUA P/2020/0160
Agent	MR GARY JONES GARDDEN LODGE FARM TATHAM ROAD RUABON WREXHAM LL14 6RD	Number Date Received	06/03/2020 15/04/2020
		Decision Date	

GJ/1/BB February 2020

GJ/1/CC February 2020

Location Plan

and as contained within the application documentation.

3. No facing materials shall be used other than materials matching those used on the existing building.

4. Witin 1 month of commencement of development a scheme for the accommodation and enhancement of roosting and nesting opportunities for bats and/or birds shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in strict accordance with the scheme as is approved.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed within the curtilage of the site under Class E of Schedule 2 Part 1.

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 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.
5. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Applicant	MR GARY JONES	Code	RUA P/2020/0160
Agent	MR GARY JONES GARDEN LODGE FARM TATHAM ROAD RUABON WREXHAM LL14 6RD	Number Date Received	06/03/2020 15/04/2020
		Decision Date	

Note(s) to applicant

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.



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