

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 PETER MATTHEWS PRM PROPERTY LTD	Code Number	WRR P/2018/0456
Agent	MR R BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ	Date Received	05/06/2018
		Decision Date	06/11/2019

Town and Country Planning Act, 1990

Location of application

11, GROSVENOR ROAD, WREXHAM, LL11 1BS

Description of application

ALTERATIONS AND RENOVATIONS INCLUDING RE-BUILDING WALLS, NEW REAR WINDOWS AND DOORS, RE-ROOFING OF PROPERTY, REPLACEMENT GUTTERS AND DOWNPIPES, REAR DOOR, ERECTION OF 1 M HIGH METAL FENCE, IMPROVEMENTS TO CAR PARK AND ASSOCIATED LANDSCAPING AND DRAINAGE WORKS.

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

EC7 Conservation Areas
GDP1 Development objectives

Revision	Date	Description of Decision
0	06/11/2019	Planning permission issued
1	12/03/2020	Approval of details submitted in respect of conditions 03 and 04

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1210/240.01d and 1210/240.03a and as contained within the application documentation.

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3. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- Method for protecting retained trees during demolition works;
- Details of all proposed tree works, including felling and pruning.

Date Approved: 12/03/2020 **Reference Number:** P/2020/0001

By: Wrexham County Borough Council

Approved Details: Shropshire Tree Services Tree Protection Plan, incorporating an Arboricultural Method Statement

4. Prior to their use on the development samples of all the external facing materials and a specification for the mortar mix to be used on the wall 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.

Date Approved: 12/03/2020 **Reference Number:** P/2020/0034

By: Wrexham County Borough Council

Approved Details: Materials details received 03/01/2020

Reason(s)

- To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
4. 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.



**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