



Questionnaire (s78)

Tree Preservation Order (Fast Track) Appeal

Appeal ref: APP/ 3141200

Appeal by: MR. KEITH OWEN

Grid ref: _____

Site address: 22 BEAUFORT COURT, WREXHAM, LU37 93

Postcode: LU3 7 93

When you have completed this questionnaire you must send a copy, with attachments, to the appellant/agent and to our case officer, **within 5 working days** of the 'starting date'. You can send it to us by e-mail. The start date and case officer's details and e-mail address are in our letter.

Do you agree that the TPO Fast Track Appeals Service written procedure is appropriate for this appeal? If your answer is no, please give your reasons below.		YES ☒ NO ☐
1	Can the Inspector see the relevant parts of the appeal site from public land?	YES ☒ NO ☐
2	Will the reasons for refusal/grounds of appeal require the Inspector to enter:	
a	the appeal site or property to judge the appeal proposal?	YES ☐ NO ☒
b	a neighbour's land or property to judge the appeal proposal?	YES ☐ NO ☒
	If YES, who?	
3	a Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the Inspector visits the site?	YES ☐ NO ☒
	b If YES, please describe them:	
4	Is the site within a Conservation Area?:	YES ☐ NO ☒
	If YES:	
	Please ensure a plan of the Conservation Area is sent with your case file	
	Is the site within an area of Outstanding Natural Beauty?	YES ☐ NO ☒
	If YES:	

Please ensure details of the area are sent with your case file		
5	Would the proposed development affect the setting of a listed building? If YES, please ensure a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest is sent with your case file	YES ☐ NO ☒
6	Did you give publicity, as required, for the site being within a conservation area or affecting a listed building?	YES ☐ NO ☒
7	Is any part of the site subject to a Tree Preservation Order? If YES, please ensure a plan showing the extent of the Order and any relevant details is sent with your case file.	YES ☒ NO ☐
	Is flooding an issue? If YES: Has a Flood Risk Assessment been submitted?	YES ☐ NO ☒ YES ☐ NO ☒
8	a Are there any other appeals or matters relating to the same site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____ b Are there any other appeals or matters adjacent or close to the site still being considered by us or the Welsh Ministers? If YES, please give our reference numbers and if necessary send details with your case file. Refs: _____	YES ☐ NO ☒ YES ☐ NO ☒
9	Copies of the following documents must, if appropriate, be sent with your case file ; a a copy of the letter with which you notified people about the appeal; b a list of the people you notified .	N/A No of docs ☒ 2 ☒ 1
10	A list of any conditions or limitations the Council would favour if the Inspector were to allow the appeal in part or in full, particularly with regard to replanting if the appellant is seeking consent to fell.	YES ☒ NO ☐

Please note the complete case file you send should include everything you considered when making the decision at application stage. As a minimum, the following documents must be included in the case file you send alongside the completed questionnaire.

- All representations received from interested parties about the original application including copies of notification letter and addresses notified.
- Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes. Please note - if officer recommendation is overturned by committee, minutes need to reflect the fact that members put a different slant/weight to the specific policy against which they judged the proposal.
- Relevant planning history, including the plans submitted with the application
- Extracts from any statutory local development plan policy (inc front page, title and date of approval/adoption and status)
- Extracts from relevant policies which have been saved by way of a direction (attach a copy of the direction and the accompanying letter from the Welsh Ministers.
- Extracts from any supplementary planning guidance that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached.
- A copy of any publicity given in relation to the site being within a conservation area or affecting a listed building.

Your reference: P/2016/1109.

I confirm that a copy of this questionnaire and any attachments have been sent to the appellant/agent today.

Name: Sharon Williams

On behalf of (LPA): Wrexham CBC

Date: 21/03/17

Please tell us of any changes to the information you have given on this form.

+

Dated 10th January 1990 .

THE BOROUGH COUNCIL OF WREXHAM MAELOR

TOWN AND COUNTRY PLANNING ACTS 1971-85
WREXHAM MAELOR BOROUGH COUNCIL
(OFFA EAST WARD, WREXHAM) TREE
PRESERVATION ORDER NUMBER 50, 1990

TREE PRESERVATION ORDER

relating to

trees on land adjacent to
Ysgol Bodhyfryd Wrexham in the
County of Clwyd

Ian Kinloch, LL.M., BA.,
Director of Administration
and Legal Services,
The Guildhall,
Wrexham.

(For card see Land off Stockwell Grove)
LAND OF YSOL BODHAFRYD

Confirmed 22.6.90.

P

Town and Country Planning Acts 1971-1985¹

Insert title of
Order

WREXHAM MAELOR BOROUGH COUNCIL (OFFA EAST WARD, WREXHAM)

NO. 50

TREE PRESERVATION ORDER, 19⁹⁰

Insert name
of local
planning
authority

in this Order called "the authority", in pursuance of the powers conferred in that behalf by section 60 [and 61*] of the Town and Country Planning Act 1971 as amended † [and section 2 of the Town and Country Planning Act 1984§], and subject to the provisions of the Forestry Acts 1967 and 1979, hereby make the following Order:—

1. In this Order:—

"the Act" means the Town and Country Planning Act 1971;

"owner" means the owner in fee simple, either in possession or who has granted a lease or tenancy of which the unexpired portion is less than three years; lessee (including a sub-lessee) or tenant in possession, the unexpired portion of whose lease or tenancy is three years or more; and a mortgagee in possession; and

"the Secretary of State" means the ~~Secretary of State for the Environment~~ [Secretary of State for Wales].

2.—Subject to the provisions of this Order and to the exemptions specified in the Second Schedule hereto, no person shall, except with the consent of the authority and in accordance with the conditions, if any, imposed on such consent, cut down, top, lop, uproot, wilfully damage or wilfully destroy or cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of any tree specified in the First Schedule hereto or comprised in a group of trees or in a woodland therein specified, the position of which trees, groups of trees and woodlands is defined in the manner indicated in the said First Schedule on the map annexed hereto‡ which map shall, for the purpose of such definition as aforesaid, prevail where any ambiguity arises between it and the specification in the said First Schedule.

3.—An application for consent made to the authority¶ under Article 2 of this Order shall be in writing stating the reasons for making the application, and shall by reference if necessary to a plan specify the trees to which the application relates, and the operations for the carrying out of which consent is required.

4.—(1) Where an application for consent is made to the authority under this Order, the authority may grant such consent either unconditionally, or subject to such conditions (including conditions requiring the replacement of any tree by one or more trees on the site or in the immediate vicinity thereof), as the authority may think fit, or may refuse consent:

Provided that where the application relates to any woodland specified in the First Schedule to this Order the authority shall grant consent so far as accords with the principles of good forestry, except where, in the opinion of the authority, it is necessary in the interests of amenity to maintain the special character of the woodland or the woodland character of the area, and shall not impose conditions on such consent requiring replacement or replanting.

¹ NOTE: Where appropriate this Order has been updated to reflect statutory amendments which have resulted in the need to show substitutions or repeals of the prescribed form.

* Include only where Order contains a direction under section 61 of the Act.

† Section 60 is amended by section 10 of the Town and Country Amenities Act 1974 and Schedule 15 paragraph 13 and Schedule 34 Part X of the Local Government Planning and Land Act 1980. Section 61 is amended by Schedule 34 Part X and Schedule 15 paragraph 14 of the Local Government Planning and Land Act 1980.

§ Include only where Order relates to Crown Land.

‡ Map to be to a scale of not less than 25 inches to one mile (1:2500), except in the case of large woodlands when the scale shall be 6 inches to one mile (1:10000 or 1:10560).

¶ NOTE: If it is proposed to fell any of the trees included in this Order and the felling requires a licence under the Forestry Act 1967, an application should be made in the first place to the Forestry Commission.

(2) The authority shall keep a register of all applications for consent under this Order containing information as to the nature of the application, the decision of the authority thereon, any compensation awarded in consequence of such decision and any directions as to replanting of woodlands; and every such register shall be available for inspection by the public at all reasonable hours.

5.—Where the authority refuse consent under this Order or grant such consent subject to conditions they may when refusing or granting consent certify in respect of any trees for which they are so refusing or granting consent that they are satisfied—

- (a) that the refusal or condition is in the interests of good forestry; or
- (b) in the case of trees, other than trees comprised in a group of trees or in a woodland, that the trees have an outstanding or special amenity value; or
- (c) in the case of trees which are comprised in a group of trees or in a woodland, that the group of trees or the woodland, as the case may be, has an outstanding or special amenity value,

but a certificate shall not be given in the case of trees falling within (c) above if the application in respect of them has been referred by the Forestry Commissioners under section 15(1)(b) or 15(2)(a) of the Forestry Act 1967.

6.—(1) Where consent is granted under this Order to fell any part of a woodland other than consent for silviculture thinning then unless—

- (a) such consent is granted for the purpose of enabling development to be carried out in accordance with a permission to develop land under Part III of the Act, or
 - (b) the authority with the approval of the Secretary of State dispense with replanting,
- the authority shall give to the owner of the land on which that part of the woodland is situated a direction in writing specifying the manner in which and the time within which he shall replant such land and where such a direction is given and the part is felled the owner shall, subject to the provision of this Order and section 175 of the Act, replant the said land in accordance with the direction.

(2) Any direction given under paragraph (1) of this Article may include requirements as to—

- (a) species;
- (b) number of trees per acre (hectare);
- (c) the erection and maintenance of fencing necessary for protection of the replanting;
- (d) the preparation of ground, draining, removal of brushwood, lop and top; and
- (e) protective measures against fire.

7.—On imposing any condition requiring the replacement of any tree under Article 4 of the Order, or on giving a direction under Article 6 of this Order with respect to the replanting of woodlands, the authority shall if such condition or direction relates to land in respect of which byelaws made by a water authority since 31st March 1974, by any other authority (whose functions are now exercised by a water authority) who at any time prior to 1st April 1974 exercised the functions in respect of which the byelaw was made, by a drainage board, or by the Greater London Council in the exercise of its functions in relation to maintenance, improvement or construction of watercourses or of drainage works, restrict or regulate the planting of trees, notify the applicant or the owner of the land, as the case may be, of the existence of such byelaws and that any such condition or direction has effect subject to the requirements of the water authority or the drainage board under those byelaws and the condition or direction shall have effect accordingly.

8.—The provisions set out in the Third Schedule to this Order, being provisions of Part III of the Act adapted and modified for the purposes of this Order, shall apply in relation thereto.

9.—Subject to the provisions of this Order, any person who has suffered loss or damage in consequence of any refusal (including revocation or modification) of consent under this Order or of any grant of any such consent subject to conditions, shall, if he makes a claim on the authority within the time and in the manner prescribed by this Order, be entitled to recover from the authority compensation in respect of such loss or damage:

Provided that no compensation shall be payable in respect of loss or damage suffered by reason of such refusal or grant of consent in the case of any trees the subject of a certificate in accordance with Article 5 of this Order.

10.—In assessing compensation payable under the last preceding Article account shall be taken of:

- (a) any compensation or contribution which has been paid whether to the claimant or any other person, in respect of the same trees under the terms of this or any other Tree Preservation Order under section 60 of the Act, or under the terms of any Interim Preservation Order made under section 8 of the Town and Country Planning (Interim Development) Act 1943, or any compensation which has been paid or which could have been claimed under any provision relating to the preservation of trees or protection of woodlands contained in an operative scheme under the Town and Country Planning Act 1932, and
- (b) any injurious infection to any land of the owner which would result from the felling of the trees the subject of the claim.

11.—(1) A claim for compensation under this Order shall be in writing and shall be made by serving it on the authority, such service to be effected by addressing the claim to the authority and leaving it at or sending it by post to the principal office of the authority.

(2) The time within which any such claim shall be made as aforesaid shall be a period of twelve months from the date of the decision of the authority, or of the Secretary of State, as the case may be, or where an appeal has been made to the Secretary of State against the decision of the authority, from the date of the decision of the Secretary of State on the Appeal.

12.—Any question of disputed compensation shall be determined in accordance with the provisions of section 179 of the Act.

13.—[(1) The provisions of section 61 of the Act shall apply to this Order and the Order shall take effect on 10th January, 1990 .]*

~~[(2) This Order shall apply to any tree specified in the First Schedule hereto, which is to be planted as mentioned therein, as from the time when that tree is planted.]†~~

NOTE: Any person contravening the provisions of this Order by cutting down, uprooting or wilfully destroying a tree, or by wilfully damaging, topping or lopping a tree in such a manner as to be likely to destroy it is guilty of an offence and liable on summary conviction to a fine not exceeding the prescribed sum§ or twice the sum which appears to the court to be the value of the tree, whichever is the greater, or on indictment to a fine. The penalty for any other contravention of this Order is a fine not exceeding Level 4 on the standard scale‡ on summary conviction and, in the case of a continuing offence when the contravention is continued after conviction, a person is liable on summary conviction to an additional fine not exceeding £5 for every day on which the contravention is so continued.

If a tree is removed, uprooted or destroyed in contravention of an order or, except in the case of a tree to which the Order applies as part of a woodland, is removed, uprooted or destroyed or dies at a time when its cutting down or uprooting is authorised only by section 60(6) of the Town and Country Planning Act 1971 relating to trees which are dying or dead or have become dangerous, it is the duty of the owner of the land, unless on his application the local planning authority dispense with the requirement, to plant another tree of appropriate size and species at the same place as soon as he reasonably can. Except in emergency, not less than 5 days previous notice of the removal, etc., should be given to the authority to enable the latter to decide whether or not to dispense with the requirement. In respect of trees in a woodland it is sufficient to replace the trees removed, uprooted or destroyed by planting the same number of trees either on or near the land on which the trees removed, uprooted or destroyed stood or on such other land as may be agreed between the authority and the owner of the land, and (in either case) in such places as may be designated by the authority.

* This provision is not to be included unless it appears to the authority that the Order should take effect immediately.

† This provision may be included in relation to trees to be planted pursuant to a condition imposed under section 59 of the Act.

§ £2000 but subject to alteration by Order.

‡ £1000 but subject to alteration by Order.

FIRST SCHEDULE
TREES SPECIFIED INDIVIDUALLY*

(encircled in black on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
T1	Sycamore	E333810, N349155
T2	Birch	E333875, N349150
T3	Birch	E333900, N349110
T4	Cherry	E333950, N349023
T5	Ash	E333944, N349011
T6	Oak	E333982, N348960

TREES SPECIFIED BY REFERENCES TO AN AREA*

(within a dotted black line on the map)

<i>No. on Map.</i>	<i>Description</i>	<i>Situation.</i>
A1	Area consisting of Norway Maple, Sycamore, Birch, Ash and Oak	E333885, N349140

GROUPS OF TREES*

(within a broken black line on the map)

<i>No. on Map.</i>	<i>Description.</i>	<i>Situation.</i>
G1	Group consisting of 2 Norway Maple	E333875, N349150
G2	Group consisting of 12 Birch and 3 Sycamore	E333853, N349070
G3	Group consisting of 6 Birch	E333890, N349100
G4	Group consisting of 3 Birch	E333910, N349080
G5	Group consisting of 1 Sycamore, 2 Cherry and 5 Birch	E333910, N349050

* The word "NONE" must be entered where necessary.

NONE

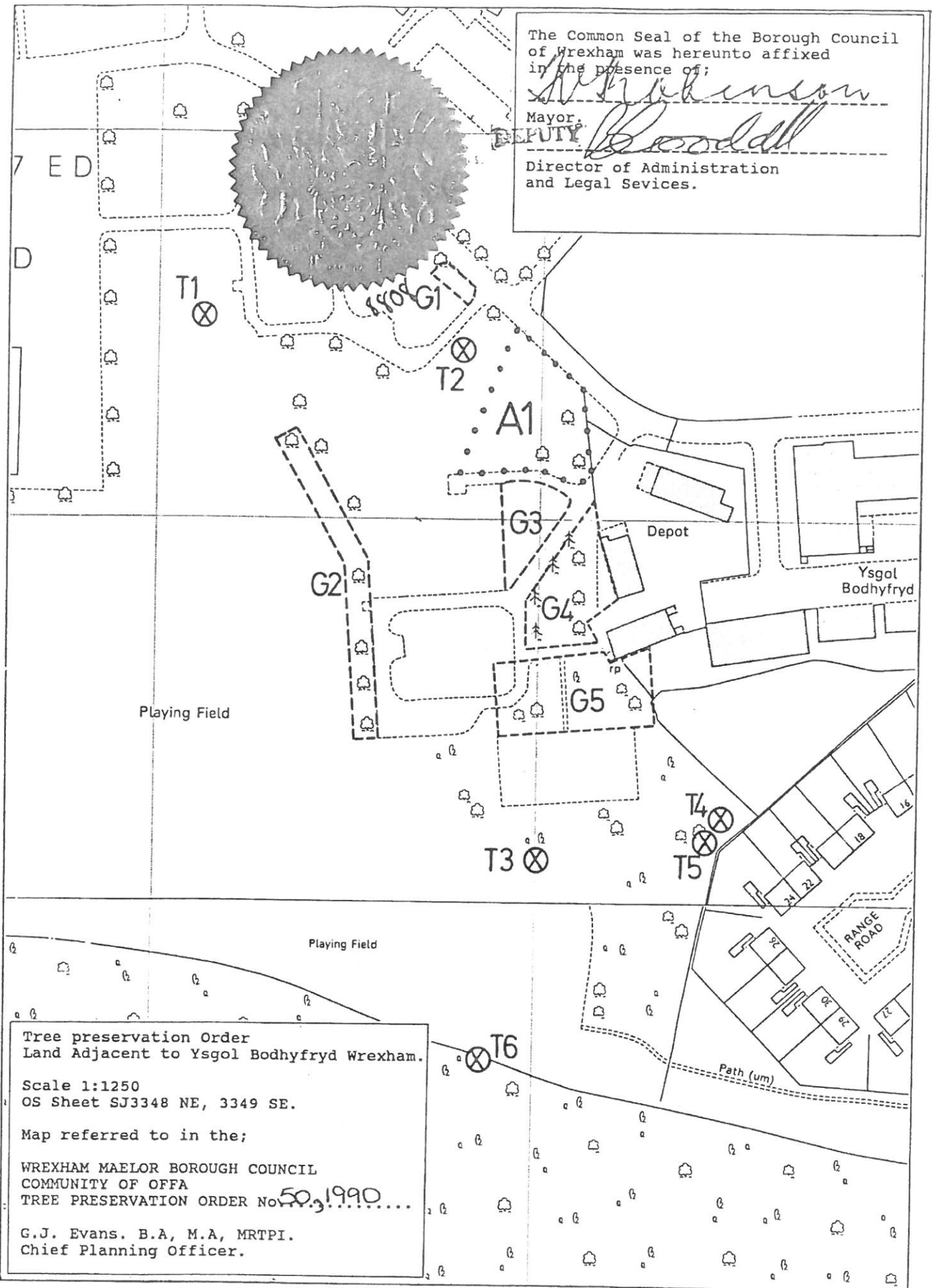
The Common Seal of the Borough Council
of Wrexham was hereunto affixed
in the presence of;

H. Robinson

Mayor.

DEPUTY

B. Bondall
Director of Administration
and Legal Services.



Tree preservation Order
Land Adjacent to Ysgol Bodhyfryd Wrexham.

Scale 1:1250
OS Sheet SJ3348 NE, 3349 SE.

Map referred to in the;

WREXHAM MAELOR BOROUGH COUNCIL
COMMUNITY OF OFFA
TREE PRESERVATION ORDER No. 50,1990....

G.J. Evans. B.A., M.A., MRTPI.
Chief Planning Officer.

WOODLANDS*

(within a continuous black line on the map)

No. on Map.

Description

Situation.

NONE

* The word "NONE" must be entered where necessary.

SECOND SCHEDULE

This Order shall not apply so as to require the consent of the authority to

- (1) the cutting down of any tree on land which is subject to a forestry dedication covenant where
 - (a) any positive covenants on the part of the owner of the land contained in the same deed as the forestry dedication covenant and at the time of the cutting down binding on the then owner of the land are fulfilled;
 - (b) the cutting down is in accordance with a plan of operations approved by the Forestry Commission under such deed.
- (2) the cutting down of any tree which is in accordance with a plan of operations approved by the Forestry Commission under a grant scheme under section 1 of the Forestry Act 1979 except a scheme which applies to a forestry dedication covenant.
- (3) the cutting down, uprooting, topping or lopping of a tree
 - (a) by or at the request of the Post Office where the land on which the tree is situated is land which has been acquired for the purpose of the Post Office's undertaking and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking; or the lopping in pursuance of the power conferred on any operator of a telecommunications code system by virtue of paragraph 19 of Schedule 2 to the Telecommunications Act 1984;
 - (b) by or at the request of
 - (i) a statutory undertaker where the land on which the tree is situated is operational land as defined by the Act and either works on such land cannot otherwise be carried out or the cutting down, uprooting, topping or lopping is for the purpose of securing safety in the operation of the undertaking;
 - (ii) an electricity board within the meaning of the Electricity Act 1947, where such tree obstructs the construction by the board of any main transmission line or other electric line within the meaning respectively of the Electricity (Supply) Act 1919 and the Electric Lighting Act 1882 or interferes or would interfere with the maintenance or working of any such line;
 - (iii) a water authority established under the Water Act 1973, or a drainage board constituted or treated as having been constituted under the Land Drainage Act 1976, where the trees interferes or would interfere with the exercise of any of the functions of such water authority or drainage board in relation to the maintenance, improvement or construction of water courses or of drainage works; or
 - (iv) the Secretary of State for Defence, the Secretary of State for Transport, the Civil Aviation Authority, or in relation to any airport managed by a company to which any property, rights or liabilities have been transferred in pursuance of a scheme made under section 1 or 15 of the Airports Act 1986, the person for the time being having the management of the airport, where in the opinion of such Secretary of State, Authority or person the tree obstructs the approach of aircraft to, or their departure from, any airport or hinders the safe and efficient use of aviation or defence technical installations;
 - (c) where immediately required for the purpose of carrying out development authorised by the planning permission granted on an application made under Part III of the Act, or deemed to have been so granted for any of the purposes of that Part;
 - (d) which is a fruit tree cultivated for fruit production growing or standing on land comprised in an orchard or garden;

~~[Where the trees are within the Thames catchment area]~~

~~[(e) in pursuance of the powers of the Thames Water Authority under section 105 of the Thames Conservancy Act 1932.]~~

THIRD SCHEDULE

Provisions of the following parts of Part III of the Town and Country Planning Act 1971 as adapted and modified to apply to this Order.

33. (1) Without prejudice to the following provisions as to the revocation or modification of consents, any consent under the Order, including any direction as to replanting given by the authority on the granting of such consent, shall (except in so far as the consent otherwise provides), enure for the benefit of the land and of all persons for the time being interested therein.

35. **Reference of applications to the Secretary of State.**—(1) The Secretary of State may give directions to the authority requiring applications for consent under the Order to be referred to him instead of being dealt with by the authority.

(2) A direction under this section may relate either to a particular application or to applications of a class specified in the direction.

(3) Any application in respect of which a direction under this section has effect shall be referred to the Secretary of State accordingly.

(4) Where an application for consent under the Order is referred to the Secretary of State under this section, the provisions of Articles 4 and 5 of the Order shall apply as they apply to an application which falls to be determined by the authority.

(5) Before determining an application referred to him under this section the Secretary of State shall, if either the applicant or the authority so desire, afford to each of them an opportunity of appearing before and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any application referred to him under this section shall be final.

36. **Appeals against decisions.**—(1) Where an application is made to the authority for consent under the Order and that consent is refused by that authority or is granted by them subject to conditions, or where any certificate or direction is given by the authority, the applicant, if he is aggrieved by their decision on the application, or by any such certificate, or the person directed if he is aggrieved by the direction, may by notice under this section appeal to the Secretary of State.

(2) A notice under this section shall be served in writing within twenty-eight days from the receipt of notification of the decision, certificate or direction, as the case may be, or such longer period as the Secretary of State may allow.

(3) Where an appeal is brought under this section from a decision, certificate or direction of the authority, the Secretary of State, subject to the following provisions of this section, may allow or dismiss the appeal, or may reverse or vary any part of the decision of the authority, whether the appeal relates to that part thereof or not, or may cancel any certificate or cancel or vary any direction, and may deal with the application as if it had been made to him in the first instance.

(4) Before determining an appeal under this section, the Secretary of State shall, if either the appellant or the authority so desire, afford to each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(6) The decision of the Secretary of State on any appeal under this section shall be final.

37. **Appeal in default of decision.**—Where an application for consent under the Order is made to the authority, then unless within two months from the date of receipt of the application, or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the authority either—

(a) give notice to the applicant of their decision on the application; or

(b) give notice to him that the application has been referred to the Secretary of State in accordance with directions given under section 35 above;

the provisions of the last preceding section shall apply in relation to the application as if the consent to which it relates had been refused by the authority, and as if notification of their decision had been received by the applicant at the end of the said period of two months, or at the end of the said extended period, as the case may be.

45. **Power to revoke or modify the consent under the Order.**—(1) If it appears to the authority that it is expedient to revoke or modify any consent under the Order granted on an application made under Article 3 of the Order, the authority may by Order revoke or modify the consent to such extent as they consider expedient.

(2) Subject to the provisions of sections 46 and 61 of the Act an Order under this section shall not take effect unless it is confirmed by the Secretary of State; and the Secretary of State may confirm any such Order submitted to him either without modification or subject to such modification as he considers expedient.

(3) Where an authority submit an Order to the Secretary of State for his confirmation under this section, the authority shall furnish the Secretary of State with a statement of their reason for making the Order and shall serve notice together with a copy of the aforesaid statement on the owner and on the occupier of the land affected, and on any other person who in their opinion will be affected by the Order, and if within the period of twenty-eight days from the service thereof any person on whom notice is served so requires, the Secretary of State, before confirming the Order, shall afford to that person, and to the authority, an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(4) The power conferred by this section to revoke or modify a consent may be exercised at any time before the operations for which consent has been given have been completed:

Provided that the revocation or modification of consent shall not affect so much of those operations as has been previously carried out.

(5) Where a notice has been served in accordance with the provisions of subsection (3) of this section, no operations or further operations as the case may be, in pursuance of the consent granted, shall be carried out pending the decision of the Secretary of State under subsection (2) of this section.

46. Unopposed revocation or modification of consent.—(1) The following provisions shall have effect where the local planning authority have made an Order (hereinafter called "such Order") under section 45 above revoking or modifying any consent granted on an application made under a tree preservation order but have not submitted such Order to the Secretary of State for confirmation by him and the owner and the occupier of the land and all persons who in the authority's opinion will be affected by such Order have notified the authority in writing that they do not object to such Order.

(2) The authority shall advertise the fact that such Order has been made and the advertisement shall specify (a) the period (not less than twenty-eight days from the date on which the advertisement first appears) within which persons affected by such Order may give notice to the Secretary of State that they wish for an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose and (b) the period (not less than 14 days from the expiration of the period referred to in paragraph (a) above) at the expiration of which, if no such notice is given to the Secretary of State, such Order may take effect by virtue of this section and without being confirmed by the Secretary of State.

(3) The authority shall also serve notices to the same effect on the persons mentioned in subsection (1) above.

(4) The authority shall send a copy of any advertisement published under subsection (2) above to the Secretary of State, not more than three days after the publication.

(5) If within the period referred to in subsection (2) (a) above no person claiming to be affected by such Order has given notice to the Secretary of State as aforesaid and the Secretary of State has not directed that such Order be submitted to him for confirmation, such Order shall at the expiration of the period referred to in subsection (2) (b) of this section take effect by virtue of this section and without being confirmed by the Secretary of State as required by section 45 of the Act.

(6) This section does not apply to such Order revoking or modifying a consent granted or deemed to have been granted by the Secretary of State under Part III, Part IV or Part V of the Act.

GIVEN under the Common Seal of the
BOROUGH COUNCIL OF WREXHAM MAELOR

the 10th January 1990

 Mayor

 Deputy Director of Administration
 and Legal Services



9.

a/b

Head of Environment and Planning
Pennaeth yr Amgylchedd a Chynllunio
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 298994 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



COUNCILLOR GRAHAM ROGERS
7 BELL COURT
HIGHTOWN
WREXHAM
LL13 8QP

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2016/1109
21/03/2017
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL

22 BEDWYR COURT
HERMITAGE PARK
WREXHAM

Address of site to which the appeal relates:

22 BEDWYR COURT
HERMITAGE PARK
WREXHAM

Proposed development:

WORKS TO 4 NO SILVER BIRCH TO REDUCE HEIGHT BY MAXIMUM OF 4.0 M - PROTECTED BY TPO WMBC NO 50

Appellant's name:

MR OWEN

Appeal reference number: 3171200

Appeal starting date:

13/03/2017

I refer to the above details. An appeal has been made to the Welsh Ministers against the decision of Wrexham County Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Referrals and Appeals) (Written Representations Procedure) (Wales) Regulations 2015.

As this appeal is a fast track appeal there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **4 weeks from the start date shown above**. You can do this by emailing wales@pins.gsi.gov.uk (quoting the appeal reference). If you do not have access to

the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Appeals Casework Portal. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The documents relevant to this appeal can be viewed via the Planning Portal using the following link <https://acp.planninginspectorate.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website www.wrexham.co.uk/plans quoting the planning reference number.

The "Guide to taking part in planning appeals" can also be viewed using the following link www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess

The Planning Inspectorate aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully



Head of Environment and Planning

Head of Environment and Planning
Pennaeth yr Amgylchedd a Chynllunio
Lawrence Isted

16 Lord Street, Wrexham, LL11 1LG
16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
Tel/Ffon: 01978 298994 Minicom: 01978 292067
www.wrexham.gov.uk www.wrecsam.gov.uk



OFFA COMMUNITY COUNCIL

MS K BENFIELD - CLERK

UPPER FLOOR - PARCIAU COMMUNITY Your Ref/Eich Cyf
CENTRE Our Ref/Ein Cyf

BELLEVUE ROAD

WREXHAM

LL13 7NH

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

E-mail/E-bost

P/2016/1109

21/03/2017

Sharon Williams

01978 298785

sharon.williams@wrexham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL

22 BEDWYR COURT
HERMITAGE PARK
WREXHAM

Address of site to which the appeal relates:

22 BEDWYR COURT
HERMITAGE PARK
WREXHAM

Proposed development:

WORKS TO 4 NO SILVER BIRCH TO REDUCE HEIGHT BY MAXIMUM OF 4.0 M - PROTECTED
BY TPO WMBC NO 50

Appellant's name:

MR OWEN

Appeal reference number: 3171200

Appeal starting date:

13/03/2017

I refer to the above details. An appeal has been made to the Welsh Ministers against the decision of Wrexham County Borough Council to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Referrals and Appeals) (Written Representations Procedure) (Wales) Regulations 2015.

As this appeal is a fast track appeal there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **4 weeks from the start date shown above**. You can do this by emailing wales@pins.gsi.gov.uk (quoting the appeal reference). If you do not have access to

the internet, you can write (quoting the appeal reference) to:

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

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The documents relevant to this appeal can be viewed via the Planning Portal using the following link <https://acp.planninginspectorate.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website www.wrexham.co.uk/plans quoting the planning reference number.

The "Guide to taking part in planning appeals" can also be viewed using the following link www.planningportal.gov.uk/planning/appeals/guidance/guidanceontheappealprocess

The Planning Inspectorate aims to deal with appeals following this procedure within 12 weeks of the appeal start date. When made, the decision will be published on the Planning Portal.

Yours faithfully



Head of Environment and Planning

Sharon Williams

From: Jon Brewin
Sent: 16 March 2017 09:48
To: Sharon Williams
Subject: REF 3171200 - TPO APPEAL 22 BEDWYR COURT, HERMITAGE PARK, WREXHAM
Attachments: TPO NO. 50 1990 Confirmed 220690.pdf

Sharon,

Please find attached a copy of TPO WMBC 50/1990 (confirmed on 22/06/1990). Should the appeal be allowed then the following conditions and associated reasons would be requested:

Conditions:

- | | |
|----------------------|---|
| ZD50A
139R | TPO Tree Works to British Standard 3998:2010
All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works – Recommendations. |
| ZD51
065R | TPO Tree Works Approval Timescale (1 Year)
The tree works hereby approved shall be commenced within one year of consent being granted. |
| ZD53A
060R | TPO Pruning - Size Restriction (100mm)
The approved pruning works shall not include the removal of any branch of which any part is more than 100 millimetres in diameter when measured over bark, unless otherwise agreed in writing by the Local Planning Authority's arboricultural officer prior to any works being carried out. |

Reasons:

- | | |
|-------------|--|
| 060R | To protect trees which are of significant amenity value to the area. |
| 065R | To ensure the work is completed within a reasonable time scale. |
| 139R | To preserve the health, safety and amenity value of the tree(s). |

Regards

Jon

Representatives



Canolfan Gymunedol Y Parciau
Ffordd Bellevue
Wrexham
LL13 7NH

Parciau Community Centre
Bellevue Rd
Wrexham
LL13 7NH

Tel/Fax: 01978 291562
e-mail: clerk@offacommunitycouncil.gov.uk

Mr Lawrence Isted
Head of Community Wellbeing and Development
16 Lord Street
Wrexham
LL11 1LG

6th January 2017

Dear Sir

Planning Applications

At a recent meeting of my Council the following planning applications were considered:

P/2016/1106 – 12 Sontley Rd, fell to ground level 1 Horsechestnut tree and 1 Elm tree (within Fairy Rd Conservation Area)
RESOLVED – To object. A previous planning approval for development on the site stated that the trees must be retained.

P/2016/1109 – 22 Bedwyr Court, Hermitage Park, works to 4 silver birch trees to reduce height by max of 4m – TPO
RESOLVED – Concerns were raised over this application for work to reduce the height of trees protected by TPO on public ground. There are no objections to minor works subject to the recommendation of the Arboricultural Officer.

P/2016/1112 – LIDL Supermarket. Salop Rd, display of banner sign erected on site frontage (in retrospect)
RESOLVED – To object as the sign is too large and obtrusive and a potential distraction to motorists.

P/2016/1117 – Yale Spire Hospital, extensions and alterations to existing hospital to provide additional healthcare, ancillary and admin accommodation with additional car parking and new site entrance
RESOLVED – No objection

P/2016/1124 – 38 Penybryn, approval of details reserved by conditions under P/2015/0353
RESOLVED – Members are disappointed with the inadequate Service Delivery and Parking Management Plan supplied by the applicant.
There are major concerns with regard to the safety of school children walking to Sty Marys Primary School. Large articulated lorries are delivering to the store at school opening and closing times performing difficult and dangerous manouvers on Tenters Square and Penybryn. There should be no deliveries at these times to protect schoolchildren and this needs stipulating within the delivery plan.
The 3 car parking spaces stated for staff and customers are inaccessible at the rear of the premises. These issues need addressing within a proper management plan.

P/2016/1132 – Yale Spire Hospital, siting of modular building to provide additional temporary consulting rooms

RESOLVED – to defer for further information on the site plan to be obtained.

P/2016/1133 – Moneypenny, Western Gateway Business Park, display of 2 non-illuminated ‘Letter Signs’

RESOLVED – No objection

P/2016/1135 - 7 High Ridge Drive, single storey rear extension

RESOLVED – No comment

P/2016/1147 – St Marys Primary School, siting of mobile classroom

RESOLVED – No objection

P/2016/1149 – St Christophers School, siting of mobile building

RESOLVED – No comment

P/2016/1159 – Unit 2C Berse Rd, display of 1 part illuminated fascia sign, 1 part illuminated canopy sign and 2 sets of poster frames

RESOLVED – to defer for further consideration at next meeting 17th Jan.

P/2016/1161 – St Christophers School, single storey brick extension to provide accommodation for NHS staff based at the school

RESOLVED – No comment

Yours sincerely

Karen Benfield
Clerk to the Council

Cerys Jones

From: Graham1 Rogers
Sent: 13 December 2016 11:52
To: Cerys Jones
Subject: RE: LOCAL MEMBER TREE PRESERVATION ORDER - App ref P/2016/1109

Cerys thank you for your email and attachments regrettably I am unable to access part A and B I am responding this way and my response is in effect to Part B having visited the open space area and spoken to the resident of 22 Bedwyr Court Mr Owen who is concerned about the branches to the proximity of his property all that is being requested is to have some of the branches cut and the height of the three trees lessened I do believe the request is reasonable and common sense should prevail in this matter I support the applicant in his application Yours Sincerely Cllr. Graham Rogers

-----Original Message-----

From: Cerys Jones
Sent: Tuesday, December 13, 2016 09:42 AM GMT Standard Time
To: Graham1 Rogers
Subject: LOCAL MEMBER TREE PRESERVATION ORDER - App ref P/2016/1109

<<E_14045141.DOC>> Please find attached document

Report

ARBORICULTURAL COMMENTS
(TCA SEC 211 NOTICES AND TPO APPLICATIONS)

Date: 07/2/2017	Case Officer: J Brewin
Target Date: 10/02/2017	WCBC Reference: P/2016/1109

CONSULTATION COMMENTS:

Conservation Officer: No comments

Ecologist: No comment

Local Ward Member: Supports application (Cllr Rogers)

Community Council: No objection to minor works, stated objection to the proposed height reductions.

Other: No comment

CASE OFFICER COMMENTS:

The birch trees in question are located on Public Open Space (POS) and managed by WCBC with a regular cyclical inspection regime of 3-5 years. During my assessment of the proposals I noted no significant defects on any of the proposed trees which would justify such a substantial height reduction of 4.0m, there is also no professional evidence submitted with the application to support the applicants concerns regarding the potential hazards and risks presented by the trees to the applicants property.

Conclusion:	I see no justifiable reason to support either the applicants concerns or proposals. Should the Councils own inspection regime highlight any defects or concerns regarding the condition of these trees in the future then the Council would address such matters in accordance with appropriate tree and risk management.
Case Officer Decision:	REFUSE CONSENT.

Conditions:	N/A
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Reasons:	139R To preserve the health, safety and amenity value of the tree(s).
----------	--

WCBC Policy Numbers: EC04	Case Officer Signature: 
----------------------------------	---

Advisory Notes:

Standards of work:

This Council wishes to promote good standards of arboriculture within the County Borough and recommends all tree works are carried out by suitably qualified and insured contractors in accordance with BS3998 'Recommendations for Tree Works' and all subsequent revisions of.

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 anytime 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, obtain the relevant licence/s before undertaking any tree work or hedge cutting.

Policies.

Wrexham
Unitary Development Plan
1996 - 2011

Adopted February 2005



Agricultural Land

Policy EC2 Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.

5.3 The County Borough contains large tracts of high quality agricultural land generally concentrated around Wrexham, Gresford/Marford, Rossett/Burton, Holt and along the River Dee flood plain. Generally, the incidence of high quality agricultural land coincides with locations where development pressures are greatest. High quality agricultural land cannot readily be replaced and should not be irreversibly built upon unless there is no other lower quality site available. In the local context, grade 3a quality land is considered to be amongst the best and most versatile land and is given the same protection as higher grade land. In considering development affecting agricultural land, the agricultural implications will be considered together with environmental and economic aspects. In exceptional circumstances, where high quality agricultural land has to be taken, development should if possible avoid using the best managed land and land which has been improved through capital investment. Development proposals on land of Grades 1, 2 and 3a quality will require a specialist evaluation of the economic and environmental impact of the permanent loss of the land. Policy MW8, which deals with the restoration of Mineral Working Sites, states that if a restoration scheme entails the return to agriculture of land which is classified as Grades 1, 2, or 3a, the site should be restored as closely as practicable to its original grade.

Agricultural Buildings

Policy EC3 The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

5.4 The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

Hedgerows, Trees and Woodland

Policy EC4 Development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

5.5 Much of the landscape's quality stems from the pattern of hedgerows, trees and woodland and other natural features such as ponds. The conservation, planting and proper management of such features must be encouraged in order to maintain and enhance the landscape, to conserve wildlife habitats, and to reverse some changes made to the rural landscape by modern agriculture. Developments and land use changes may therefore be resisted if they adversely affect, directly or indirectly, the integrity or continuity of landscape features which are designated as of major importance for wild flora and fauna. A development may be acceptable if mitigating measures can be provided for within the control of the developer which would reinstate the integrity or continuity of these features. Management of these features will generally be encouraged and, where appropriate, conditions will be imposed on planning permission. Planning obligations may be entered into with landowners or developers to secure long term management. TPO's will be used to prevent loss,

destruction or damage to trees which form notable features of the landscape or townscape. Certain hedgerows are protected by the Hedgerow Regulations, and the Council will use its powers under this legislation to exercise control over important hedgerows. Where damage to woodland is unavoidable, appropriate mitigation measures will be required.

Special Landscape Areas

Policy EC5 Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.



deersie

In pursuance of its powers under the Acts an 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 KEITH OWEN	Code Number	WRO P/2016/1109
Agent	MR KEITH OWEN 22 BEDWYR COURT HERMITAGE PARK WREXHAM LL13 7GZ	Date Received	15/11/2016 10/02/2017
		Decision Date	

Town and Country Planning Act, 1990

Town and Country Planning (Trees) Regulations 1999

Location of application

22 BEDWYR COURT, HERMITAGE PARK, WREXHAM, LL13 7GZ

Description of application

WORKS TO 4 NO SILVER BIRCH TO REDUCE HEIGHT BY MAXIMUM OF 4.0 M - PROTECTED BY TPO WMBC NO 50

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

REFUSAL OF CONSENT

For the following reason(s)

Reason(s)

1. To preserve the health, safety and amenity value of the tree(s).

Applicant MR KEITH OWEN
Agent MR KEITH OWEN
22
BEDWYR COURT
HERMITAGE PARK
WREXHAM
LL13 7GZ

Code WRO P/2016/1109
Number
Date 15/11/2016
Received
Decision
Date 10/02/2017



Officer Appointed for this purpose
Head of Environment and Planning

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

Applicative
Join +
documents

Planning Service
16 Lord Street
Wrexham LL11 1LG
Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning



Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wreccsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Application for tree works: works to trees subject to a preservation order (TPO)
and/or notification of proposed works to trees in conservation areas (CA).

Town and Country Planning Act 1990

P/2016/1109

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	KEITH
Last name:	OWEN		
Company (optional):	/		
Unit:	/	House number:	22
		House suffix:	/
House name:			
Address 1:	BEDEVERE COURT		
Address 2:	HERMITAGE PARK		
Address 3:			
Town:	WREXHAM		
County:	WMB		
Country:	UK		
Postcode:	LL13 7GZ		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

WREXHAM COUNTY
BOROUGH COUNCIL
12 DEC 2016
PLANNING DEPARTMENT

WREXHAM COUNTY
BOROUGH COUNCIL
REFUSED
PLANNING DEPARTMENT

3. Trees Location

Full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Postcode (if known):

If there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Main Road') or provide a grid reference:

Easting:
Northing:

Description:

The trees stand on a green on the west side of the property concerned between Bedevere Court and Appelowood Close. [Grid ref. is approx 338492 for the area of the green.]

4. Trees Ownership

Is the applicant the owner of the tree(s): ☐ Yes ☐ No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

Telephone numbers

Country code: National number: Extension number:
Country code: Mobile number (optional):
Country code: Fax number (optional):
Email address (optional):

5. What Are You Applying For?

Are you wishing to carry out works to tree(s) in a Conservation Area (CA)? ☐ Yes ☒ No

Are you seeking consent for works to tree(s) Subject to a Tree Preservation Order (TPO)? ☒ Yes ☐ No

6. Tree Preservation Order Details

Do you know the title of the Tree Preservation Order (TPO)? ☐ Yes ☒ No

If Yes, please provide the title of the TPO:

7. Identification Of Tree(s) And Description Of Works

Before answering these questions you might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please provide a full and clear description of:

- The proposed works
- The trees affected including species and location

THERE ARE A NUMBER OF SILVER BIRCHES STANDING IN A GRASSED PUBLIC AREA WITHIN 10-20 METRES OF THE WESTERN SIDE OF MY PROPERTY. I AM CONCERNED THAT SHOULD STRONG WINDS OCCUR THEN THEY MAY, IF BLOWING FROM THE PREVAILING W./SW DIRECTION, BRING ONE OR MORE OF THESE DOWN WHICH COULD, CONSEQUENTLY, DAMAGE MY PROPERTY.

Trees protected by TPO should be numbered according to the First Schedule of the Tree Preservation Order. For example - T3 oak; two beech and one birch in G2.

You must identify the trees on a sketch plan showing the location in relation to building(s), named roads and boundaries.

Please state the reference number you have given the plan (as described above):

8. Trees - Reasons For Works

This section only needs to be completed if you are seeking consent for proposed works to trees under a Tree Preservation Order (TPO)

Please state the reasons for carrying out the proposed works on the tree(s):

AS MENTIONED IN THE PREVIOUS SECTION, I AM CONCERNED ABOUT THE RISK POSED TO MY PROPERTY BY 3 or 4 SILVER BIRCHES IF THEY WERE TO BE FELLED/UPROOTED BY SEVERE WEATHER. I AM SEEKING CONSENT FOR THESE TREES TO BE CROWNED/PRUNED SO THAT WERE THEY TO BE FELLED, THEY WOULD NO LONGER BE TALL ENOUGH TO REACH, AND THUS DAMAGE, MY HOUSE. I ESTIMATE THAT 3-4 METRES REDUCTION OF HEIGHT ON 3 or 4 TREES WOULD SUFFICE. THE UPROOTING OF TREES BY HIGH WINDS IS NOT A RARE OCCURRENCE; A TALL POPLAR SEVERELY DAMAGED A HOUSE IN DEAN CLOSE, RMOSNESNI WHERE I WAS RESIDENT UNTIL 18 MONTHS AGO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the documents specified.

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall:

☐ Yes ☐ No

If Yes, information required - report by a tree professional (e.g. arboriculturist, horticultural adviser).

Alleged subsidence damage:

☐ Yes ☐ No

If Yes, Information required: Full report by an engineer or surveyor, together with one from a tree professional - to include date and description of property damage; sub-soil type and shrinkage potential; location of any roots found and their identification; history of ground and building movement through a distortion survey and/or level or crack monitoring over suitable period; other vegetation in the vicinity and its management since discovery of the damage.

9. Trees - Additional Information

Are you providing additional information in support of your application?

☒ Yes ☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports etc in support of your application:

SEE DIAGRAM 1 AND PHOTOGRAPHS 1, 2, 3 & 4 ATTACHED

10. Application For Tree Works - Checklist

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted.

For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it. In particular, you MUST provide the following:

- The original and 3 copies of a completed and dated application form. ☒
- The original and 3 copies of a sketch plan showing the location of all tree(s). ☒
- The original and 3 copies of a full and clear specification of the works to be carried out. ☐
- The original and 3 copies of a statement of reasons for the proposed work. ☒ → INCLUDED ON APPLICATION

- evidence in support of statement of reasons. In particular, you should provide:

The original and 3 copies of a report by a tree professional (e.g. arboriculturist or horticultural adviser) if your reasons relate to the health and/or safety of the tree(s). ☐

The original and 3 copies of a report by an engineer or surveyor, together with one from a tree professional (arboriculturist) if you are alleging subsidence damage. ☐

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal. You may, therefore, wish to provide the following:

The original and 3 copies of a completed and dated form, with all questions answered. ☐

The original and 3 copies of a sketch plan showing the precise location of all tree(s). ☐

The original and 3 copies of a full and clear specification of the works to be carried out. ☐

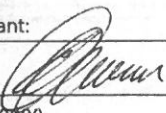
Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting (the original and 3 copies of each need to be provided):

- photographs. ☒
- report by a tree professional (arboriculturist) or other. ☐
- details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form. ☐

11. Declaration - Trees

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Signed - Applicant:



Or signed - Agent:

Date (DD/MM/YYYY):

11. 11. 2016

(date cannot be pre-application)

12. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

01978 361027

Country code: Mobile number (optional):

07572 597562

Country code: Fax number (optional):

Email address (optional):

kowen2235@gmail.com

13. Agent Contact Details

Telephone numbers

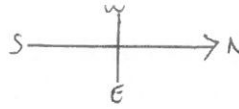
Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

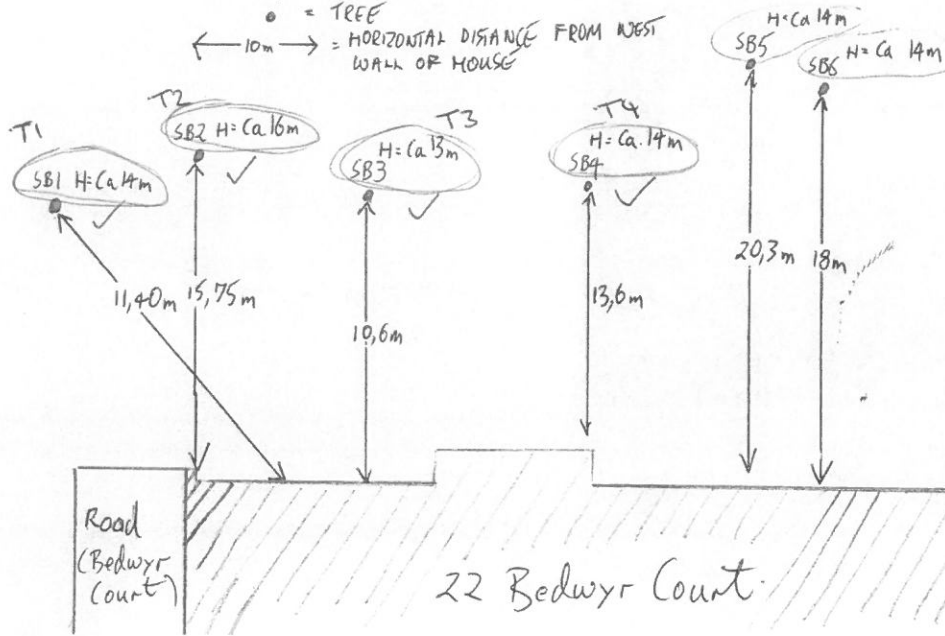
Applewood Close



NB NOT TO ACCURATE SCALE
 SB = SILVER BIRCH
 ALL MEASUREMENTS IN METRES
 Ca = APPROXIMATELY
 H = HEIGHT
 • = TREE

DIAGRAM 1
 SITE

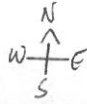
← 10m → = HORIZONTAL DISTANCE FROM WEST WALK OF HOUSE



WREXHAM COUNTY
 BOROUGH COUNCIL
 12 DEC 2016
 PLANNING DEPARTMENT

WREXHAM COUNTY
 BOROUGH COUNCIL
 REFUSED
 PLANNING DEPARTMENT

PHOTOGRAPH 1
LOOKING NORTH



Please note: These are not professional-quality photos or diagrams, but fairly accurate nevertheless. As 2-D images they do not portray adequately the perspective



22 Bedwyr Court

SB2

SB4

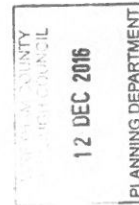
SB3

PHOTOGRAPH 2
LOOKING NORTH WEST



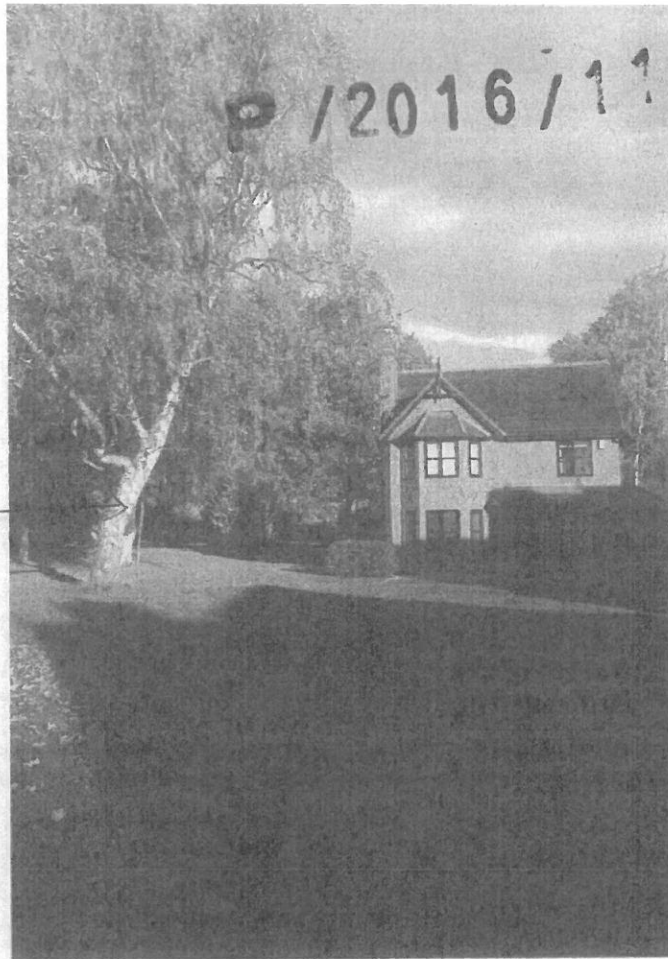
P/2016/1109

SB3



PHOTOGRAPH 3

LOOKING NORTH

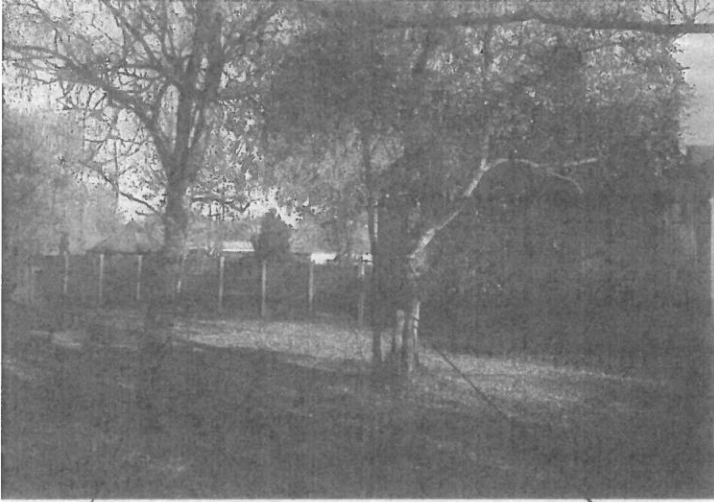


SB1

NOTE THE
TILT!

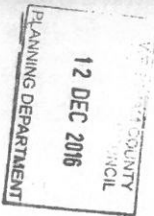


PHOTOGRAPH 4
LOOKING EAST



P/2016/1109

SB4



SB3

