**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 William Monshin

**Agent** Mr William Monshin
11 Petit Close, Cefn-y-Bedd, Wrexham, United Kingdom, LL12 9YE

**Reference** P/2025/0506

**Date Received** 27/06/2025

**Decision Date** 31/07/2025

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## Town and Country Planning Act, 1990

### Location of Application

3 LITTLE STREET, DUKE STREET, RUABON, WREXHAM, LL14 6DF

### Description of Application

GWAITH AR GOED MEWN ARDAL GADWRAETH RUABON

WORKS TO TREES IN RUABON CONSERVATION AREA

T1 & T2 – sycamore:
- Remove.

G1 – hazel:
- Coppice.

G2 – hazel:
- Remove

I refer to the above notification under Section 211 of the Town and Country Planning Act, 1990 which was received on 27/06/2025.

The Council hereby raises no objection to the tree works specified above. These works must be carried out within a period of two years from the date of the Council's receipt of your notification, to ensure the work is carried out within a reasonable period. If the works have not been completed within this time period a further written notification will be required.

In reaching this decision stated below the Council has had regard to the relevant policies in the Wrexham Local Development Plan and any agreed Council strategy which are as follows:-

**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**

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- NE3 Trees, Woodlands and Hedgerows
- SP14 Natural Environment
- WCBC Tree and Woodland Strategy 2016 - 2026

**Notes to applicant**

**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 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.

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**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.



**David Fitzsimon**
***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam***
***Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council