

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	MRS LOUISE HARPER	Code Number	ESC P/2021/0406
Agent	MRS LOUISE HARPER 36 OLD FARM ROAD RHOSTYLLLEN WREXHAM LL14 4DX	Date Received	22/04/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

36, OLD FARM ROAD, RHOSTYLLLEN, WREXHAM, LL14 4DX

Description of application

CODI HAF (YN RETROSPECT) / ERECTION OF SUMMERHOUSE (IN RETROSPECT)

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

EC13	Surface water run-off
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/06/2021	Planning permission issued

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

Condition(s)

1. Within one month of the date of this permission, the surface water management and drainage plan shall be fully implemented in strict accordance with the details as submitted and approved as part of this application. The drainage scheme shall thereafter be permanently retained and maintained in an operational condition, and no surface water shall be allowed to drain except in accordance with the plan hereby approved.

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Reason(s)

1. To ensure that effective drainage facilities are provided for the development, and that no adverse impact occurs to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

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 is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: heathandhousng@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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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

