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 Edward Snooks

Reference P/2025/0893

Decision Date 07/01/2026

Town and Country Planning Act, 1990
Town and Country Planning (Trees) Regulations 1999

Location of Application

LAND OFF, PINE GROVE, LLAY, WREXHAM, LL12 0UD

Description of Application

GWAITH I GOED A DDIOGELIR GAN ORCHYMYN CADW COED WCBC 285

WORKS TO TREES PROTECTED BY TREE PRESERVATION ORDER WCBC 285

T1 – oak:

- Crown raise over garden area only to provide clearance of 6.0m
- Reduce remaining side branches over garden area by 2.0 – 3.0m
- Remove epicormic growth from main trunk.
- Remove deadwood over garden area.

In reaching this decision the Council has had regard to the following relevant policies and agreed Council Strategies: -

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

GRANT OF CONSENT

Subject to the following:-

Condition(s)

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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Edward Snooks

Reference P/2025/0893

Decision Date 07/01/2026

1. All tree works hereby approved shall be undertaken to the standards set out in British Standard 3998:2010 Tree Works – Recommendations.

2. The tree works hereby approved shall be commenced within one year of consent being granted.

Reason(s)

1. To preserve the health, safety and amenity value of the tree(s) in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

2. To ensure the work is completed within a reasonable time scale in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

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.

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 Edward Snooks

Reference P/2025/0893

Decision Date 07/01/2026

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.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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