

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

Town and Country Planning Act, 1990

Location of application

HIGH BARTON, MARFORD HILL, MARFORD, WREXHAM, LL12 8SY

Description of application

DYMCHWEL ANNEDD BRESENNOL A CHODI ANNEDD NEWYDD /
DEMOLITION OF EXISTING DWELLING AND ERECTION OF
REPLACEMENT DWELLING

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
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
GDP1	Development objectives
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	04/09/2023	PLANNING PERMISSION ISSUED
1	21/03/2024	P/2023/0895 -DISCHARGE OF CONDITION 4 (DRAINAGE)
2	16/07/2026	DISCHARGE OF CONDITIONS 3 (MATERIALS), 6 (LIGHTING) AND 7 (BOUNDARY TREATMENT)

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

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered TY/1090/PL01 Rev B, TY/1090/PL02 Rev B, TY/1090/PL03 Rev B, TY/1090/PL04 Rev B, TY/1090/PL05 Rev B and TY/1090/PL06 Rev B, and as contained within the application documentation.
3. Prior to their use on the development samples of all external facing and roofing materials 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.

Detailed Approved under reference P/2026/0399

4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
Approved on: 21/03/2024 **Reference Number:** P/2023/0895
By: Wrexham County Borough Council
Approved Plan Refs: CCDC0027/01/01 Rev C - General Arrangement and CCDC0027/01/01 Rev C - Standard Details
5. No land drainage run-off or surface water from any increase in the roof area of the building or impermeable surface, shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. No external lighting shall be installed until full details of bat friendly lighting have been submitted to, and approved in writing by, the Local Planning Authority. The lighting shall thereafter be installed in accordance with the approved details.

Detailed Approved under reference P/2026/0399

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

7. Prior to first occupation of the development hereby permitted, a scheme of boundary treatment shall be implemented in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority. The boundary treatment shall thereafter be permanently retained.

Detailed Approved under reference P/2026/0399

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

8. The development shall be carried out in strict accordance with the findings and recommendations contained within the Preliminary Ecology Appraisal as carried out by Andrea Hodgson and dated 25/04/2022, and the Bat Emergence and Re-entry Surveys, ref: High Barton, Marford Hill, Marford, Wrexham, LL12 8SY, prepared by Arbtech and dated 11/08/2022, approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
10. The tree planting scheme approved as part of this application shall be fully implemented in strict accordance with scheme ref. SC:774 TPS, prepared by Salopian Consultancy, Final Version, dated 21/06/2023, within 6 months of the first use / occupation of the development.
11. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building facing North East or South West.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), any first floor window or opening installed in the South West elevation shall only be glazed or re-glazed using obscure glass to Pilkington Level 3 or equivalent. The windows shall be permanently retained in that condition thereafter.
13. The development hereby permitted shall not be occupied until all of the obscure glazing privacy panels, frameless glass balcony balustrade, and Juliet Balcony, shown on no. TY/1090/PL05 Rev B, have been installed using obscure glass to Pilkington Level 3 or equivalent. The obscure glazing shall be permanently retained in that condition thereafter.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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.

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

4. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
6. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
7. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
10. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area, and compensate for any loss of trees in accordance with Policies GDP1, EC4, EC6 and PS2 of the Wrexham Unitary Development Plan.
11. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The applicant is advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal.

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

In order to assist Dwr Cymru Welsh Water in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication.

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 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 work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040.

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:

- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

Applicant	ANDREA AND MARK HODGSON	Code Number	00NL015 P/2023/0074
Agent	TY ARCHITECTURE CYF MR OSIAN JONES 15A CLWYD STREET RUTHIN LL15 1HF	Date Received	08/02/2023
		Decision Date	04/09/2023

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

Warning: An European protected species (EPS) Licence is required for this development. This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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