

Applicant MR RYAN BELLIS

Reference P/2024/0229

Decision Date 07/06/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

BRYN AWEN, FRON HEULOG HILL, BWLCHGWYN, WREXHAM, LL11 5YH

Description of Application

TYNNU AMOD 3 CANIATAD CYNLLUNIO P/2019/0629
/ REMOVAL OF CONDITION 3 OF PLANNING PERMISSION P/2019/0629

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
NE2 - Local Designations for Nature Conservation and Geological Importance
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	03/06/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:500 Block Plan dated August, 2019 and as contained within the application documentation and as contained within the application documentation.
3. The landscaping scheme, including installation and removal of boundary treatments, shall be fully implemented in strict accordance with approved drawing no 1:500 Block Plan received 28/5/2024 within three months of the date of this consent.
4. The landscaping scheme as carried out in connection with Condition no. 3 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

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



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A handwritten signature in black ink, appearing to be 'DF', located below the applicant information.

David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)