

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 MR B PARRY

Reference P/2024/0042

Agent MISS CATARINA
HARRIS D2
ARCHITECTS
SOUGHTON HOUSE,
2 NICHOLAS STREET
MEWS, CHESTER,
CH1 2NS

Date Received 15/01/2024

Decision Date 05/07/2024

Town and Country Planning Act, 1990

Location of Application

1 LOWER PARKSIDE COTTAGES, PARKSIDE, ROSSETT, WREXHAM, LL12 0BN

Description of Application

CODI GAREJ UNLLAWR
ERECTION OF SINGLE STOREY GARAGE

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

Revision	Date	Description of Decision
0	05/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 following plan(s) and document(s):
 1. Application Form [Dated: 15/01/2024]
 2. Dwg No: EX01 REV X - Location Plan
 3. Dwg No: PL01 REV A - Proposed Site Plan
 4. Dwg No: PL02 REV X - Proposed Elevations
 5. Dwg No: PL03 REV X - NBB Plan
 6. Green Infrastructure Statement [Undated]
3. The development hereby permitted shall not be occupied/used until measures to deliver net benefit for biodiversity (NBB) shown on Dwg No: PL03 REV X have been implemented in-full. The measures shall thereafter be maintained for the lifetime of the development.
4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the host dwelling house, as they exist at the time of this approval.
5. The garage hereby permitted shall be used only for purposes ancillary to the residential use of the dwelling house at 1 Lower Parkside Cottages, and shall not be used for any independent or commercial uses at any time.

Reason(s)

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

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- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 4 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.
- 5 In the interests of the LDP settlement hierarchy and neighbouring residential amenity, in accordance with LDP Policies SP2 and DM1.

Note(s) to applicant

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

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](#)