

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 AND MRS DAVIES

Reference P/2024/0050

Agent LHG PROJECTS LTD
MR MATTHEW MYERS
20 GLEN PARK ROAD
WALLASEY CH45 5JG

Date Received 17/01/2024

Decision Date 10/07/2024

Town and Country Planning Act, 1990

Location of Application

WERNLAS, DOLYWERN, PONTFADOG, LLANGOLLEN, WREXHAM, LL20 7AG

Description of Application

ESTYNIADAU UNLLAWR I'R OCHR A'R CEFN
SINGLE STOREY SIDE AND REAR EXTENSION

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP2 - Location of Development

Revision	Date	Description of Decision
0	10/07/2024	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 following plan(s) and document(s): Location Plan, 1116.004 Rev C and 1116.003 Rev B.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on 1116.004 Rev C have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The landscaping scheme shown on 1116.006 shall be fully implemented in strict accordance prior to the first use of the development, with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use. Any trees, hedgerows or plants which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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.
- 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.

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A handwritten signature in black ink, appearing to be 'DF', written over a light blue rectangular background.

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](#)