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 KEITH JONES
THE OAKHOUSE
FOXWOOD
WALLINGTON LANE
WORTHENBURY
WREXHAM
LL13 0BX

Reference P/2024/1114

Decision Date 16/07/2024

Town and Country Planning Act, 1990

Location of Application

THE OAKHOUSE, FOXWOOD, WALLINGTON LANE, WORTHENBURY, WREXHAM, LL13 0BX

Description of Application

CODI SIED A THŶ GWYDR / ERECTION OF SHED AND GREENHOUSE

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

National Policies and Technical Advice Notes (TAN):

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
NE5 - Special Landscape Areas

Revision	Date	Description of Decision
0	16/07/2024	Planning permission issued

Particulars of decision : GRANTED 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

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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): Drawing Number 1105_001 - Block Plan (Issue 2), Drawing Number 1102_001 - Elevations Garden Greenhouse and Drawing Number 1101_001 - Elevations Garden Cabin Shed

3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on the completed Green Infrastructure and Net Biodiversity Benefit Form have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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