

Applicant MR STEF LAMB

Reference P/2024/0128

Decision Date 19/07/2024

Town and Country Planning Act, 1990

Location of Application

LAUREL BANK, GRANGE ROAD, BRONINGTON, WHITCHURCH, WREXHAM,
SY13 3HL

Description of Application

CODI ESTYNIAD I GYSYLLTU ANNEDD A GAREJ TRAWSNEWID GAREJ I LETY
BYW
ERECTION OF EXTENSION TO LINK HOUSE AND GARAGE. CONVERSION OF
GARAGE TO LIVING ACCOMMODATION

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

Wrexham Local Development 2013 – 2028:

SP2 - Location of Development
DM1- Development Management Considerations
NE1 - International and National Nature Conservation Designations
SP14 - Natural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	19/07/2024	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):
 - 1:1250 Location Plan
 - Drawing no. 6;
 - Drawing no. 7;
 - Ben Jones Ecology Preliminary Ecology Appraisal reference PEA BJ24-018.2 dated 22 February 2024.
3. The measures outlined in section 6.5.3 and 6.6.2 of Ben Jones Ecology Preliminary Ecology Appraisal reference PEA BJ24-018.2 dated 22 February 2024 shall be implemented in full prior to the first use of the development hereby permitted and shall thereafter be retained.

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 delivered a 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 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](#)