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

Applicant MR JOHN EVANS

Reference P/2024/1027

Decision Date 25/07/2024

Town and Country Planning Act, 1990

Location of Application

PENYBRYN, FRONHEULOG HILL, BWLCHGWYN, WREXHAM, LL11 5YH

Description of Application

CODI GAREJ A CHYSGODFA CEIR / ERECTION OF GARAGE AND CAR PORT

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	25/07/2024	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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): GEBE, GEBE REV A,

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3. The external surfaces of the building(s) shall be constructed of the materials specified on GEBE REV A

4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on email dated 13/5/2024 on file have been implemented in full. The measures shall thereafter 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 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

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