

Applicant MR P MERCER

Reference P/2024/0335

Agent MR J EDSALL
JNL DESIGN, 51
BURNTWOOD ROAD,
DRURY, BUCKLEY
CH7 3EL

Date Received 23/04/2024

Decision Date 05/08/2024

Town and Country Planning Act, 1990

Location of Application

TANGLEWOOD, OAK ALYN COURT, CEFN Y BEDD, WREXHAM, LL12 9YT

Description of Application

CODI YSTAFELL WYDR
ERECTION OF CONSERVATORY

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 18 : Transport

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP14 - Natural Environment

SP12 - Design Principles & Masterplanning Framework

SP19 - Green Infrastructure

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	05/08/2024	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.

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



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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):
DWG No. M31/2 Rev A and DWG No. M31/13
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on DWG No. M31/2 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The external surfaces of the building(s) shall be constructed of the materials specified on DWG No. M31/2 Rev A

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.

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](#)