

Applicant MR MARK AND MRS
KATE EDNEY

Reference P/2024/0302

Agent MR DAVID PROCTOR
DP ARCHITECTS
(NORTH WEST) LTD
41 SANDON ROAD
CHESTER CH2 2EP

Date Received 18/04/2024

Decision Date 07/08/2024

Town and Country Planning Act, 1990

Location of Application

AINSDALE, WREXHAM ROAD, HOLT, WREXHAM, LL13 9YU

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO
SINGLE STOREY 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	07/08/2024	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



Applicant MR MARK AND MRS
KATE EDNEY

Reference P/2024/0302

Agent MR DAVID PROCTOR
DP ARCHITECTS
(NORTH WEST) LTD
41 SANDON ROAD
CHESTER CH2 2EP

Date Received 18/04/2024

Decision Date 07/08/2024

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: 5, 14 rev d, 15 rev d, 16 rev d and 18.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Dwg No: 15 rev e and 16 rev e 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](#)