

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 SIMON EDWARDS

Reference P/2024/0284

Agent MR DAFYDD EDWARDS
BLUEPRINT ARCHITECTURAL
SERVICES
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Date Received 10/04/2024

Decision Date 23/08/2024

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

BUNKERS HILL COTTAGES BERSHAM ROAD BERSHAM WREXHAM LL14 4HT

Description of Application

RHYDDHAU AMOD 3 (SAMPLAU), 4 (SWN), 5 (BIOAMRYWIAETH), 6 (DATGANIAD O DDULLIAU COEDYDDIAETH) 7 (PLANNU), A 9 (MANYLION) FFENESTRI A DRYSAU) CANIATÂD CYNLLUNIO P/2021/0199

DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (NOISE), 5 (BIODIVERSITY), 6 (ARBORICULTURAL METHOD STATEMENT) 7 (PLANTING), AND 9 (WINDOW AND DOOR DETAILS) OF PLANNING PERMISSION P/2021/0199

DECISION

The following details are **Approved**:

Condition 3:

Date Approved: 23/08/2024

By: Wrexham County Borough Council

Approved Details:

- Facing Brick: Chapel Blend Rumbled
- Roofing Material: Spanish Slate Quarries Del Carmen Mantero

Condition 4:

Date Approved: 23/08/2024

By: Wrexham County Borough Council

Approved Details:

- BS8233 Noise Assessment of Land at Bunkers Hill, Bersham, Wrexham, Revision Version 3, Dated August 8 2024

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Condition 5:

Date Approved: 23/08/2024

By: Wrexham County Borough Council

Approved Details:

- Tree Planting & Maintenance Scheme Ref: TPS/BHC/03/24, by Shields Arboricultural Consultancy, Dated 19 March 2024
- Tree Planting Plan Ref: BHC/TPS/OL/12/23

Condition 6:

Date Approved: 23/08/2024

By: Wrexham County Borough Council

Approved Details:

- Arboricultural Method Statement Ref: AMS/BHC/02/24, Shields Arboricultural Consultancy, Dated 19 March 2024
- Tree Protection Plan ref: BHC/TPP/OL/12/23 Rev A

Condition 9:

Date Approved: 2/08/2024

By: Wrexham County Borough Council

Approved Details:

- Conservation style roof light plan ref: GCL + EDU DRAFT2, VELUX, Dated 16.12.22
- Timberlook Flush Sash Heritage, Flush Casement Windows and Doors, Coloured 'Cream Foil'
- Window Details Plan Ref: EL073/09 1 of 2
- Window Details Plan Ref: EL073/09 2 of 2

David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)