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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Tyrone Holmes

Agent Mr Glyn Roberts
Westfield, Gamford Lane, Rossett,
Wrexham, LL12 0EW

Reference P/2024/1279

Date Received 30/07/2024

Decision Date 09/09/2024

Town and Country Planning Act, 1990

Location of Application

10 SCHOOL STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AY

Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO
TWO 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
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment
SP11 - Transport and Accessibility
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	09/09/2024	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 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

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Lane, Rossett,
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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): Project Number BDS001014, Plan & Elevation as Proposed, Drawing Number 1, Dated 23.07.2024

3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement & Net Biodiversity Benefits report submitted on the 30.07.24 have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

4. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

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 Tyrone Holmes

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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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