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 Robert Chittenden

Agent Andrew Design Service
Chilterns
Trefonen
Oswestry
SY10 9DH

Reference P/2024/1263

Date Received 23/05/2024

Decision Date 17/09/2024

Town and Country Planning Act, 1990

Location of Application

1 BRYNHYFRYD, FRONCYSYLLTE, LLANGOLLEN, FRONCYSYLLTE, LL20 7RD

Description of Application

CREU DAU LEFEL NEWYDD WEDI'I DIRLUNIO YN YR ARDD(RHANNOL ÔL-WEITHREDOL)
CREATION OF TWO NEW LANDSCAPED LEVELS TO GARDEN (PARTLY IN RETROSPECT)

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 24 : The Historic Environment
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
NE4 - Area of Outstanding Natural Beauty
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP16 - Minerals Supply and Safeguarding
SP19 - Green Infrastructure
SP2 - Location of Development
SP14 - Natural Environment
SP19 - Green Infrastructure
BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site

Revision	Date	Description of Decision

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Date Received 23/05/2024

Decision Date 17/09/2024

0	17/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): PL01,PL02,PL03,PL04,PL05, Pl06,PL07,PL08, Phograpphs1,2 3 and ADS MCA 22 07 24.

2. Within 3 months of the date of this permission, samples of the stone to be used in the construction of the walls hereby approved shall have been submitted for the written approval of the Local Planning Authority. The development shall be carried out in full in accordance with the approved details thereafter.

4. The developments hereby permitted shall not be first brought in use until the measures to deliver net benefit for biodiversity (NBB) detailed in Green Infrastructure Statement Ref: ADS MCA 22 07 24 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 In order to conserve and enhance the natural beauty of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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Applicant Mr Robert Chittenden

Agent Andrew Design Service
Chilterns
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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