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 GETHIN BLOOR

Agent Mr IAN STOCKDALE
7, PENDRAGON
COURT, HERMITAGE
PARK, WREXHAM,
LL13 7GY

Reference P/2024/1284

Date Received 31/07/2024

Decision Date 20/09/2024

Town and Country Planning Act, 1990

Location of Application

26 MOLD ROAD ESTATE, GWERSYLLT, WREXHAM, LL11 4AA

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
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	20/09/2024	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.

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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): Location Plan - Drawing Number MRE-BR-02 - Dated 23.07.24 Single Storey Rear Extension - Drawing Number MRE-BR-01 - Dated 23.07.24

3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement accompanying this application dated September 2024 and the Location Plan MRE-BR-02 have been implemented in full. The measures shall thereafter 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.

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

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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