

Applicant MR SION EDWARDS

Reference P/2024/0287

Decision Date 23/09/2024

Town and Country Planning Act, 1990

Location of Application

BRYN HYFRYD FFORDD UCHAF GWYNFRYN WREXHAM LL11 5UN

Description of Application

CODI GAREJ AR WAHÂN GYDA STORFA / ARDAL DDIDDORDEBAU YN Y GROGLOFFT
ERECTION OF DETACHED GARAGE WITH STORAGE/HOBBY SPACE TO LOFT SPACE

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
SP14 - Natural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	23/09/2024	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.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 2024/BHG/01.

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3. The development hereby permitted shall not be in use until measures to deliver net benefit for biodiversity (NBB) shown on 2024/BHG/01 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The building shall not be occupied, sold or used at any time other than for purposes ancillary to the residential use of the dwelling house known as Bryn Hyfryd, Ffordd Uchaf, Gwynfryn, Wrexham, LL11 5UN.

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 and to protect the amenities of the occupiers of nearby properties in accordance with Policies DM1, T1, SP2 and SP14 of the Wrexham Local Development Plan.



David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)