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/2024/1343

Date Received 19/08/2024

Decision Date 30/09/2024

Town and Country Planning Act, 1990

Location of Application

10 SCHOOL STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1AY

Description of Application

CODI FFENS DERFYN / ERECTION OF BOUNDARY FENCE

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
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	30/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Lane, Rossett,
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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan - 10 School Street, Rhosllanerchrugog, LL14 1AY, Block Plan -10 School Street, Rhosllanerchrugog, LL14 1AY and Accompanying Application Form & Photographs.

2. The measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure and Net Biodiversity Benefit Statements received on the 17th September shall be implemented in full within 3 months of the date of this planning permission. The measures shall thereafter be maintained for the lifetime of the development.

3. The fence hereby approved shall not exceed a height of 2.5 metres above ground level.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

3 In the interest of protecting the visual amenity and character of the area.

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

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

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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