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 John Parry

Agent Mr David Ellis
Housing Department,
Ruthin Road,
Wrexham, LL13 7TU

Reference P/2024/1268

Date Received 26/07/2024

Decision Date 02/10/2024

Town and Country Planning Act, 1990

Location of Application

1 DUKE STREET, RUABON, WREXHAM, LL14 6DE

Description of Application

GOSOD 2 O REILIAU LLAW I FLAEN YR EIDDO YN YR ARDAL GADWRAETH / INSTALLATION OF 2 GRAB RAILS TO FRONT OF PROPERTY IN CONSERVATION AREA

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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP13 - Health and Wellbeing
SP15 - Historic and Cultural Environment
SP14 - Natural Environment

Revision	Date	Description of Decision
0	02/10/2024	Planning permission issued

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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):

   Supporting Photo/Front Elevation received on the 23rd August, Accompanying Application Form and Accompanying Location Plan.

3. The development hereby permitted shall not be completed until the measures to deliver net benefit for biodiversity (NBB) highlighted by the email sent on the 18th Sept have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The proposal shall be constructed of the materials specified on Front Elevation & Supporting Photos.

5. Any fixings for the installed grab rails shall be non-ferrous.

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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, SP14 and SP15 of the Wrexham Local Development Plan.

5 In order that any fixings used don't rust and stain/damage the wall they are being attached too.

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