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 MRS JULIE HUMPHREYS

Reference P/2024/1349

Decision Date 04/10/2024

Town and Country Planning Act, 1990

Location of Application

THE VENTURE, GARNER ROAD, WREXHAM, LL13 8SF

Description of Application

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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
NE3 - Trees, Woodlands and Hedgerows
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	04/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Applicant MRS JULIE HUMPHREYS

Reference P/2024/1349

Decision Date 04/10/2024

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): Elevations, Block Plan, Photographs, Location Plan received 20th August 2024 and GIS Statement received 20th August 2024.

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.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Applicant MRS JULIE HUMPHREYS

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Decision Date 04/10/2024

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council