

In pursuance of its powers under the Acts and 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 DARREN EVANS

Reference P/2024/0330

Agent MR SPENCER
CULLIS CULLIS
ARCHITECTURAL
DESIGN
25 Sunningdale Close
Wrexham
LL13 9QU

Date Received 30/04/2024

Decision Date 08/10/2024

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

4 SUNNYACRE GWERSYLLT WREXHAM LL11 4RH

Description of Application

RHYDDHAU AMOD 4 (DRAENIO), 5 (HALOGIAD), 7 (BIOAMRYWIAETH), 8 (ECOLEG) A 17 (SEILWAITH BAND EANG) CANIATÂD CYNLLUNIO P/2021/1103 / DISCHARGE OF CONDITIONS 4 (DRAINAGE), 5 (CONTAMINATION), 7 (BIODIVERSITY), 8 (ECOLOGY) AND 17 (BROADBAND INFRASTRUCTURE) OF PLANNING PERMISSION P/2021/1103

DECISION

The following details are **Approved**:

- CAD, Mr & Mrs Evans, Proposed Site Plan, Proposed New Dwelling at Land Adjacent to 4 Sunnyacre, Wrexham, Drawing No. PD202/02 dated Feb 2021,
- CAD, Mr & Mrs Evans, Proposed Floor Plans, Proposed New Dwelling at Land Adjacent to 4 Sunnyacre, Wrexham, Drawing No. PD202/03 dated Feb 2021,
- Drawing No. PD202/01 Rev A,
- Drawing No. PD202/02,
- Drawing No. PD202/03,
- Net Biodiversity Benefit for 4, Sunnyacre, Gwersyllt, Wrexham, LL11 4RH, 25 April 2024, by Susan Worsfold, 2024,
- Reasonable Avoidance Measures with regards to Great Crested Newts, 4, Sunnyacre, Gwersyllt, Wrexham, LL11 4RH, 25 April 2024, by Susan Worsfold, 30 April 2024,
- Broadband Infrastructure Statement, 4 Sunnyacre, Old Mold Road, Wrexham.

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A handwritten signature in black ink, appearing to be 'DF' or similar initials, followed by a horizontal line.

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](#)