

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 MICHAEL NATHAN	Reference	P/2024/0246
Agent	SHATTOCK ASSOCIATES MR MICHAEL SHEPHERD SHATTOCK ASSOCIATES CLIFF VIEW HOUSE LONG STREET CROSCOMBE BA5 3QQ	Date Received	25/03/2024
		Decision Date	15/10/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

26 WELL STREET CEFN MAWR WREXHAM LL14 3AE

Description of Application

TYNNU AMOD 6 CANIATAD CYNLLUNIO P/2023/0233
REMOVAL OF CONDITION 6 OF PLANNING PERMISSION P/2023/0233

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow

Future Wales Policy 20 - National Growth Area - Wrexham and Deeside

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE6 - Waste Water Treatment and River Water Quality

SP1 - Housing Provision

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP2 - Location of Development

T1 - Managing Transport Impacts

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ASSOCIATES MR
MICHAEL SHEPHERD
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VIEW HOUSE LONG
STREET
CROSCOMBE BA5
3QQ

Date Received 25/03/2024

Decision Date 15/10/2024

Revision	Date	Description of Decision
0	15/10/2024	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the 01/11/2028.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) Proposed Floorplans 22308/03 and Proposed Elevations 22308/04, Drg No. 22308/07 and as contained within the application documentation.
3. The development shall commence in accordance with the supporting statement dated 25/03/2024 and photographs attached to email dated 20/05/2024 of samples of all external facing and roofing materials (including windows and doors). The development shall only be carried out in strict accordance with such details as are approved.
4. The development shall commence in accordance with Drg No. 22308/07 dated Feb 2024 showing details of the proposed works to the shop front. The works shall only be carried out in accordance with the approved details.
5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Biodiversity Report and Rear Elevation Drawing have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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6. The development shall be carried out in strict accordance with the findings and recommendations contained within the Method Statement for Works as carried out by Shattock Associates Chartered Surveyors and dated October 2023. The measures hereby approved shall be fully implemented prior to first use of the development.
7. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principal ecologist, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports shall be submitted to and approved in writing by the Local Planning Authority after each phase of development.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 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 and SP14 of the Wrexham Local Development Plan.

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- 5 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
- 6 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 7 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

A handwritten signature in black ink, appearing to be 'DF', written over a light blue 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](#)