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 Elizabeth Ellen Fernandez Garcia

Agent Mr Michael Gemmill
25 Penfold Way,
Dodleston, Chester,
Cheshire, CH4 9NL

Reference P/2024/1424

Date Received 16/09/2024

Decision Date 22/10/2024

Town and Country Planning Act, 1990

Location of Application

50 STANCLIFFE AVENUE, MARFORD, WREXHAM, LL12 8LW

Description of Application

ESTYNIAD DEULAWR I'R OCHR AC ESTYNIADAU UNLLAWR AR FLAEN A CHEFN YR EIDDO
TWO STOREY SIDE AND SINGLE STOREY FRONT AND REAR EXTENSIONS

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	22/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Proposed Elevations - Dated August 2024 - Dwg P 082 07, Accompanying Application Form, Location Plan - Dated August 2024 - Dwg P 082 01, Proposed Floor Plans - Dated August 2024 - Dwg P 082 06 and Proposed Block Plan - Dated August 2024 - Dwg P 082 05.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the Green Infrastructure Statement dated 18/10/2024 and the Proposed Biodiversity Block Plan - Dated October 2024 - Dwg P082 08 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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	Mrs Elizabeth Ellen Fernandez Garcia	**Reference**	P/2024/1424
Agent	Mr Michael Gemmill 25 Penfold Way, Dodleston, Chester, Cheshire, CH4 9NL	**Date Received**	16/09/2024
		Decision Date	22/10/2024

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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