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 MICHAEL PARHAM

Agent MR MICHAEL PARHAM

Reference P/2024/1111

Date Received 24/05/2024

Decision Date 01/11/2024

Town and Country Planning Act, 1990

Location of Application

4 CHESTER STREET, WREXHAM, LL13 8BD

Description of Application

ADDASIADAU ALLANOL YN CYNNWYS MYNEDFA A GWYDR NEWYDD / EXTERNAL ALTERATIONS INCLUDING NEW ENTRANCE AND GLAZING

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

National Policies and Technical Advice Notes (TAN):

TAN 12 Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	31/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Applicant MR MICHAEL PARHAM

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Decision Date 01/11/2024

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): Location Plan p2f/uk/1103235/1484847, A104_L(00)001, Planning design and access statement may 2024

3. The external surfaces of the building(s) shall be constructed of the materials specified on email dated 29/10/2024 & Design and access statement

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on email dated 31st October 2024 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.

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Applicant MR MICHAEL PARHAM

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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.

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