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 Dale Hill

Agent Mr Darren Griffiths
2 Dovedale Road,
Hoylake, Wirral, United
Kingdom, CH47 3AW

Reference P/2024/1400

Date Received 05/09/2024

Decision Date 05/11/2024

Town and Country Planning Act, 1990

Location of Application

5 FRANCES AVENUE, WREXHAM, LL12 8BL

Description of Application

TRAWSNEWID GAREJ I LETY YCHWANEGOL
CONVERSION OF GARAGE TO ANCILLARY ACCOMMODATION

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 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

NE1 - International and National Nature Conservation Designations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
DM1 - Development Management Considerations
NE6 - Waste Water Treatment and River Water Quality
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	05/11/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): DWG No's DG/24/43/02, DG/24/43/03 and DG/24/43/04

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 DWG No's DG/24/43/02 and DG/24/43/03 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The premises shall only be used for purposes ancillary to the use of 5,Frances Avenue, Wrexham LL12 8BL and shall not be used or sold separately.

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.

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

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4 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

5 To protect the amenities of the adjoining occupiers and in the interests of highway safety thereby complying with policy DM1 and policy T1 of Wrexham Local Development Plan.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and those approved under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.

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