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. Cameron Robson

Agent Mr Toby Southgate
The Coach House,
Warrington Road,
Chester, CH2 4EA

Reference P/2024/1374

Date Received 28/08/2024

Decision Date 13/11/2024

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

INGLEDENE, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LF

Description of Application

RHYDDHAU AMOD 3 (SAMPLAU), 4 (SWN), 6 (BIOAMRYWIAETH), 7 (TIRLUNIO), 9 (ISADEILEDD BAND EANG) A 10 (CYNLLUN RHEOLI TRAFFIG ADEILADU) CANIATÂD CYNLLUNIO P/2023/0756
DISCHARGE OF CONDITIONS 3 (SAMPLES), 4 (NOISE), 6 (BIODIVERSITY), 7 (LANDSCAPING), 9 (BROADBAND INFRASTRUCTURE) AND 10 (CONSTRUCTION MANAGEMENT PLAN) OF PLANNING PERMISSION P/2023/0756

DECISION

The following details are **Approved**:

- Condition 3 - Ibstock Oldcott Rustic Red Brick; Condron Senior Thin Leading Edge Roof Tile, coloured Black.
- Condition 4 - Noise Impact Assessment, by Peak acoustics, ref: 020724NR, Dated 20/08/2024.
- Condition 6 - Net Bio-Diversity Benefit Delivery Plan, Dated 27 August 2024.
- Condition 7 - Hard and Soft Landscaping Plan, Dated 15 October 2024.
- Condition 9 - Gigabit Broadband Infrastructure Plan, Planning Permission: P/2023/0756FUl.
- Condition 10 - Construction Traffic Management Plan, Dated 12 November 2024.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council