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 Mr Greg Hanford

Reference P/2024/1213

Decision Date 18/11/2024

Town and Country Planning Act, 1990

Location of Application

3 OAKFIELD COURT, NEW BROUGHTON, WREXHAM, LL11 6ER

Description of Application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL A ADEILADU FFENS / CHANGE OF USE OF LAND TO RESIDENTAL CURTILAGE AND ERECTION OF FENCE

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
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	18/11/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Greg Hanford

Reference P/2024/1213

Decision Date 18/11/2024

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, Site Plan and documentation contained within the application.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the email dated 14/10/2024 and 26/09/2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Notwithstanding the details shown on the plans and documents referred to in condition 2, no fence shall be erected along the south-western boundary of the land other than in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no other fence shall be erected along the south-western boundary of the land other than one in accordance with the approved details.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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 Mr Greg Hanford

Reference P/2024/1213

Decision Date 18/11/2024

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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

4 In the interests of the visual amenity of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The details required by condition 4 should be a 'green screen' type fence of a similar type to the one enclosing the north-eastern boundary of no.4 Whitehead Drive.

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