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 Richard Howe

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Reference P/2024/1484

Date Received 03/10/2024

Decision Date 19/12/2024

Town and Country Planning Act, 1990

Section 73

Location of Application

THE OLD MISTAL, VRON FARM, LLEWELYN ROAD, VRON, TANYFRON, WREXHAM, LL11 5TW

Description of Application

AMRYWIO AMOD 5 CANIATÂD CYNLLUNIO P/2003/1042 I ADDASU UCHDER Y FFENS/ VARIATION OF CONDITION 5 OF PLANNING PERMISSION P/2003/1042 TO AMEND HEIGHT OF FENCING

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 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

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SP6 - Green Wedge
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	17/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): H171/001, 3706-01-WD08 Rev B, 3706-01-PL03 Rev B, 3706-01-PL02 RevA, 3706-01-WD02 Rev C, 3706-01-PL01 Rev C 3706-01-WD01 Rev D and window detail submitted on 18/2/04.

2. This permission shall operate only to allow development to be carried out in accordance with the approved drawings and the application documentation . Notwithstanding the provisions of The Town and country Planning (General Permitted Development) Order 1995,no further development shall take place within the site(other than the painting of the buildings).

Reason(s)

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

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Applicant Mr Richard Howe

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2 Due to the restricted application site and its relationship with adjoining properties it is important to ensure that no additional development is carried out without the permission of the Local Planning Authority and to accord with Policy DM1 of the Wrexham Local Development Plan.



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