

In pursuance of its powers under the Acts and 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 MARK ROGERS

Reference P/2024/0140

Decision Date 19/12/2024

Town and Country Planning Act, 1990

Location of Application

ASH GROVE, PLAS Y WERN, RUABON, WREXHAM, LL14 6RN

Description of Application

ADEILADU GAREJ/YSTAFELL STORFA DEULAWR (OL WEITHREDOL) /
ERECTION OF TWO STOREY GARAGE/STOREROOM (IN RETROSPECT)

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:

DM1 - Development Management Considerations

SP2 - Location of Development

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP19 - Green Infrastructure

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	19/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): 2023/151/D/01, 2023/151/D/02 Rev A, 2023/151/D/03 Rev A and Green Infrastructure Statement received 6/9/24.
2. The building hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Ash Grove, Plas Y Wern, Ruabon, Wrexham, LL14 6RN
3. Within two months of the date of this permission the measures to deliver net benefit for biodiversity (NBB) shown within the Green Infrastructure Statement received 6/9/24 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.
2. In the interests of highway safety and residential amenity in accordance with Policies T1 and DM1 of the Wrexham Local Development Plan.
3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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.

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A handwritten signature in black ink, appearing to be 'DF', written over a light blue horizontal line.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)