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 Mrs Mary Lowe

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2024/1555

Date Received 31/10/2024

Decision Date 19/12/2024

Town and Country Planning Act, 1990

Location of Application

ARGOED, NEW ROAD, GLYN CEIRIOG, LLANGOLLEN, LL20 7HN

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO
SINGLE STOREY REAR EXTENSION

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 - Location of Development
DM1 - Development Management Considerations
NE5 - Special Landscape Areas
SP11 - Transport and Accessibility
T1 - Managing Transport Impacts

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

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site and Location Plan - DWG A/PD/07 - dated 30.10.24, Proposed Elevations DWG - A/PD/06 - dated 31.10.24, Proposed Ground Floor Plan - A/PD/04 - dated 31.10.24 and Proposed First Floor Plan - A/PD/05 - dated 31.10.24.

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 the Accompanying Green Infrastructure Statement and Proposed Elevations DWG - A/PD/06 - dated 31.10.24 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. 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.

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

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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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