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 IMRAN ASHIQ

Reference P/2023/0339

Decision Date 07/06/2024

Town and Country Planning Act, 1990

Location of Application

HIGH RIDGE, OAK ALYN COURT, CEFN Y BEDD, WREXHAM, LL12 9YT

Description of Application

CODI DECING (YN ÔL-WAITH)
/ ERECTION OF DECKING (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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

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

Revision	Date	Description of Decision
0	07/06/2024	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): - Application Form - A001 - Site Location Plan - A101 - Proposed Site Plan - A200 - Proposed Sections - A600 - Proposed 3D View

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 IMRAN ASHIQ

Reference P/2023/0339

Decision Date 07/06/2024

2. The development hereby permitted shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in (i) to (iv) below:

i) Within 12 weeks of the date of this decision a detailed plan for Net Biodiversity Benefit (NBB) on the site, together with a timeframe for the implementation of the measures shall be submitted for the written approval of the Local Planning Authority;

ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;

iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters;

iv) The approved NBB measures have been undertaken in accordance the details approved in writing by the Local Planning Authority or, in the event of (ii) and (iii) above, by the Welsh Ministers.

All NBB measures shall thereafter be retained 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 ensure the development delivers net benefit to biodiversity in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 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

Applicant MR IMRAN ASHIQ

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Decision Date 07/06/2024

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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