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 Rishi Sharma

Reference P/2024/1526

Agent Mr Alun Jones
Llys Y Coed
54 Ffordd Byrnwr Gwair
Mold
CH7 1FQ

Date Received 22/10/2024

Decision Date 16/01/2025

Town and Country Planning Act, 1990

Location of Application

29 MARFORD HILL, MARFORD, WREXHAM, LL12 8SW

Description of Application

CAEL GWARED AR WAL A GIÂT A CHODI WAL A GIÂT NEWYDD

REMOVAL OF EXISTING WALL AND GATE AND ERECTION OF NEW WALL AND GATE

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:

SP11 - Transport and Accessibility
SP14 - Natural Environment
SP2 - Location of Development
DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP19 - Green Infrastructure
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	16/01/2025	Planning permission issued

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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.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Existing & Proposed Elevations/Sections/Plans dated 19/09/2024 for Project: - 29 Marford Hill & Location Plan dated 19/09/2024 for Project: - 29 Marford Hill.

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

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Note(s) to applicant

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