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 Victoria Albos

Reference P/2024/1531

Decision Date 17/01/2025

Town and Country Planning Act, 1990

Location of Application

110 RUABON ROAD, WREXHAM, LL13 7PY

Description of Application

CODI ADEILAD ALLAN GYDAG OCHRAU AGORED
ERECTION OF OPEN SIDED OUTBUILDING.

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
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	17/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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 Victoria Albos

Reference P/2024/1531

Decision Date 17/01/2025

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Elevation Plan/Photo 1 & 2, Accompanying Location Map, Photographs 1 to 8, Floorplan View, Roof Structure Map and the Section Plan.

2. Notwithstanding the provisions of Schedule 2, Part 1, Classes A,B,C,D, and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no extensions or alterations shall take place to the development hereby approved.

3. The development hereby permitted shall not be further utilised until the measures to deliver net benefit for biodiversity (NBB) highlighted on the accompanying GIS/NBB statement dated the 8th January 2025 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. Due to its relationship with the adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority, to ensure no loss of light is created by this development to the neighbouring property, in accordance with Policy DM1 (ii) of the Wrexham Local Plan.

3. 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

Applicant Victoria Albos

Reference P/2024/1531

Decision Date 17/01/2025



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