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 Alan Roberts

Agent Mr Glyn Roberts
Westfield, Gamford
Lane, Rossett,
Wrexham, LL12 0EW

Reference P/2024/1510

Date Received 15/10/2024

Decision Date 27/01/2025

Town and Country Planning Act, 1990

Location of Application

74 TAN Y DRE, WREXHAM, LL13 9AY

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO A ADEILADU CYNTEDD

SINGLE STOREY REAR EXTENSION AND ERECTION OF PORCH

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	27/01/2025	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

Applicant Mr Alan Roberts

Agent Mr Glyn Roberts
Westfield, Gamford
Lane, Rossett,
Wrexham, LL12 0EW

Reference P/2024/1510

Date Received 15/10/2024

Decision Date 27/01/2025

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Project Number: BDS001017 Drawing No1, #00933378-056C73.

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 GREEN INFRASTRUCTURE STATEMENT AND NET BIODIVERSITY BENEFIT dated 15th October 2024 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

Applicant Mr Alan Roberts

Agent Mr Glyn Roberts
Westfield, Gamford
Lane, Rossett,
Wrexham, LL12 0EW

Reference P/2024/1510

Date Received 15/10/2024

Decision Date 27/01/2025



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