**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 Jake Williams

**Reference** P/2024/1568

**Agent** Mr Luke Jones
Soughton House, 2
Nicholas Street Mews,
Chester, United
Kingdom, CH1 2NS

**Date Received** 06/11/2024

**Decision Date** 04/02/2025

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## Town and Country Planning Act, 1990

## Section 73

### Location of Application

THE MANOR HOUSE, TOWNSDITCH, ROSSETT, WREXHAM, LL12 0AN

### Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2024/1008 I DIWYGIO DYLUNIAD
VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2024/1008 TO AMEND DESIGN

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 | 04/02/2025 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

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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):
Location Plan (ref: EX01 - Rev.X);
Proposed Site Plan (ref: PL01 - Rev.D:
Proposed Elevations (ref: PL05 - Rev.D);
Proposed Elevations (ref: PL06- Rev.D):
Proposed Ground Floor Plan (ref: PL02 - Rev.D);
Proposed First Floor Plan (ref: PL03 - Rev.D);
Proposed 2nd Floor Plan (ref: PL04 - Rev.D).
REV C, PL02 C

3. The external surfaces of the building(s) shall be constructed of the materials specified on PL05 REV D, PL06 REV D

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 Green Infrastructure Form dated 26th September 2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The works shall be carried out in strict accordance with the watching brief approved in connection with condition No. 2, and a copy of the resulting report should be submitted to and approved in writing by the Local Planning Authority and the Development Control Archaeologist, Clwyd Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670), prior to first use of the works hereby approved.

**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 Jake Williams

**Reference** P/2024/1568

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6. No part of the development / works shall commence until details of an on-site watching brief, prepared and carried out by a suitably qualified archaeologist for the duration of the construction works has been submitted to and approved in writing by the Local Planning Authority. The archaeological watching brief must meet the standards laid down by the Chartered Institute for Archaeologists Standard and Guidance for archaeological watching briefs.

**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.

5. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

6. The site may contain archaeological remains which should be recorded if they are damaged in accordance with Policies DM1 and SP15 of the Wrexham Local Development Plan

**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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**Decision Date** 04/02/2025



**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