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 Steve Foster

Reference P/2024/1306

Decision Date 13/02/2025

Town and Country Planning Act, 1990

Location of Application

AEL Y BRYN, DOLYWERN, PONTFADOG, LLANGOLLEN, LL20 7AG

Description of Application

ESTYNIAD UNLLAWR YR EIDDO

/ SINGLE STOREY EXTENSION

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
NE5 - Special Landscape Areas
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts
SP12 - Design Principles & Masterplanning Framework

Revision	Date	Description of Decision
0	13/02/2025	Planning permission issued

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 Steve Foster

Reference P/2024/1306

Decision Date 13/02/2025

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): Proposed Elevations - P03 - dated 14/12/2024, Proposed Floorplans - P02 - dated 14/12/2024, Proposed Site Plan - P01 - dated 14/12/2024, Proposed Elevation & Section - P04 - dated 14/12/2024, Accompanying Application Form, Submitted Sketch Up Plan & Accompanying Location Plan.

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 accompanying completed Green Infrastructure Form 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.

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 Steve Foster

Reference P/2024/1306

Decision Date 13/02/2025

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.

Note(s) to applicant

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