

Applicant P KENNAWAY

Reference P/2023/0749

Decision Date 14/02/2025

Town and Country Planning Act, 1990

Location of Application

PLAS NANTYR PLAS NANTYR ROAD NANTYR GLYN CEIRIOG WREXHAM
LL20 7DD

Description of Application

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CHANGE OF USE OF OUTBUILDING TO OFFICE AND ERECTION OF CAR
PORT.

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

NE1 - International and National Nature Conservation Designations

SP14 - Natural Environment

SP19 - Green Infrastructure

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	14/02/2025	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Proposed car port dwg no. ty/1305/PL04C
Proposed elevations dwg no. ty/1305/PL02B
Proposed floor plans dwg no. ty/1305/PL01C
Site Plan dwg no. ty/1305/PL03C
Location plan dwg no. ty/1305/SU04B
3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat and Nesting Bird Assessment, PJ Ecological Solutions, July 2023 Version 1. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
4. No external illumination within the site shall take place before a lighting scheme has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.
5. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on dwg no. ty/1305/PL0 3C have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

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6. No development shall take place until a Photographic Survey has been secured and implemented, in accordance with a brief issued by the local planning authority and a written scheme of investigation (WSI) which has been submitted and approved in writing by the local planning authority. The Photographic Survey will be completed by a professional archaeological contractor in accordance with the brief, approved WSI and relevant CIFA Standards and Guidance.

A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust via- neil.bayliss@cpat.org.uk (07496 984393). On approval by the Local Planning Authority, project data must be submitted and approved for inclusion in the Clwyd-Powys Archaeological Trust's Historic Environment Record [CPAT HER]. The full digital archive must also be submitted and approved for inclusion within the National Monuments Record, RCAHMW or the Archaeology Data Service, ADS.

7. The use hereby permitted shall be incidental to the main dwelling (Plas Nantyr) and shall not at any time be used as a separate unit of accommodation.

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. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

In pursuance of its powers under the Acts and 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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4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.
6. In the interests of ensuring an appropriate photographic survey of the original building is held.
7. To ensure the Local Planning Authority retains a degree of control over future uses of the site.

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)