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 and Mrs Kell

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Reference P/2024/1666

Date Received 11/12/2024

Decision Date 03/03/2025

Town and Country Planning Act, 1990

Location of Application

19 WAVERLEY CRESCENT, ROSSETT, WREXHAM, LL12 0EG

Description of Application

ESTYNIAD DEULAWR I GEFN YR EIDDO
TWO STOREY REAR EXTENSION

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

National Policies and Technical Advice Notes (TAN):
TAN 5 : Nature Conservation and Planning
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
SP2 - Location of Development
SP14 - Natural Environment
DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE5 - Special Landscape Areas
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	03/03/2025	Planning permission issued

Particulars of decision: GRANTED subject to the following:-

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 and Mrs Kell

Reference P/2024/1666

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Date Received 11/12/2024

Decision Date 03/03/2025

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 Floor Plans 2 Drawing No. 2153-PL-102
   - Proposed Plans Drawing No. 2153-PL-101
   - Green Infrastructure Statement Rev 0 dated 06.12.24

3. The external surfaces of the extension shall be constructed of the materials as specified in Drawing No. 2153-PL-102.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) as detailed in the Green Infrastructure Statement dated 06.12.24 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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.

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 and Mrs Kell

Reference P/2024/1666

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Date Received 11/12/2024

Decision Date 03/03/2025

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. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in preapplication consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more

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 and Mrs Kell

Agent Mr Scott Desert
68 High Street,
Tarporley, United
Kingdom, CW6 0AT

Reference P/2024/1666

Date Received 11/12/2024

Decision Date 03/03/2025

than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com. In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

The proposed development site is crossed by a public sewer with the approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. The applicant may be able to progress with a build over sewer (BOS) agreement or divert this asset under Section 185 of the Water Industry Act 1991. We therefore request you contact our Build Over Sewer Team on 0800 917 2652 to establish if a Build Over Sewer Agreement will be required and permitted for this proposal.



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