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 Tim Walker

Reference P/2024/1682

Agent Mrs Wendy Britner
Blueprint Architectural Services, Redwither Tower, Redwither Business Park, Wrexham, United Kingdom, LL13 9XT

Date Received 16/12/2024

Decision Date 03/03/2025

TOWN AND COUNTRY PLANNING ACT, 1990

Location of Application

HILLSIDE, ERBISTOCK LL13 0DW

Description of Application

RHYDDHAU AMOD 3 (SAMPLAU), 6 (GOLEUADAU) , 13 (MAN PARCIO BEICIAU), 14 (STORFA GWASTRAFF), 15 (CYNLLUN RHEOLI TRAFFIG ADEILADU), 17 (RHAGLEN GOFNODI ADEILADAU) A 18 (TIRLUNIO) CANIATÂD CYNLLUNIO P/2024/0255

DISCHARGE OF CONDITIONS 3 (SAMPLES), 6 (LIGHTING), 13 (BICYCLE PARKING), 14 (WASTE STORAGE), 15 (CONSTRUCTION TRAFFIC MANAGEMENT PLAN), 17 (PROGRAMME OF BUILDING RECORDING) AND 18 (LANDSCAPING) OF PLANNING PERMISSION P/2024/0255

DECISION

I refer to the planning permission P/2024/0255 and to the details required under Condition no. 3, 6, 13, 14, 15, 17 and 18.

APPROVAL OF DETAILS

I am able to advise that the detail provided in respect of the following conditions are acceptable and may be treated as formally approved by the Local Planning Authority:

Condition 3 (Materials)
- Material sheet. Received by the Local Planning Authority on 16.12.2024.

Condition 6 (Lighting)
- W200/002 rev F. Received by the Local Planning Authority on 16.12.2024.

Condition 13 (Cycle storage)
- W200/002 rev F. Received by the Local Planning Authority on 16.12.2024.

Condition 14 (waste receptacles)

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- W202/003 Rev D. Received by the Local Planning Authority on 16.12.2024.

Condition 15 (CTMP)

- Construction Traffic Management Plan (October 2024). Received by the Local Planning Authority on 16.12.2024.

Condition 17 (Building record)

- Historic Building Recording. Report Number 24-1087-2. Prepared by Dee Archaeological Services. Received by the Local Planning Authority on 18.02.2025.

Condition 18 (landscaping)

- W202/006 - Landscaping plan

For the avoidance of doubt the developer is advised that the development must be completed in accordance with the approved details to fully meet the requirements of the Condition/s



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