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 John Mc Fayden

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

Reference P/2025/0048

Date Received 20/01/2025

Decision Date 11/03/2025

Town and Country Planning Act, 1990

Location of Application

4 BEDWELL CRESCENT, CROSS LANES, WREXHAM, LL13 0TT

Description of Application

ESTYNIAD OCHR UNLLAWR, AMNEWID TO FFLAT AM DO AR OLEDDF AC AMNEWID UN FFENESTR I DDRWS

SINGLE STOREY SIDE EXTENSION, REPLACEMENT OF FLAT ROOF WITH PITCHED ROOF AND REPLACE ONE WINDOW TO DOOR

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

SP11 - Transport and Accessibility

SP14 - Natural Environment

T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	11/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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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): Accompanying Proposed Alterations Plan dated January 2025 Drawing No: M138/003, Accompanying Site & Location Plan dated January 2025 Drawing No: M138/004 and Accompanying Existing Plans dated November 2024 Drawing No: M138/001.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Accompanying Proposed Alternations Plan dated January 2025 Drawing No: M138/003 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.

2. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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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Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



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