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 Peter Healey

Agent Silas Willoughby
167-169 Great
Portland Street,
London, United
Kingdom, W1W 5PF

Reference P/2025/0055

Date Received 22/01/2025

Decision Date 14/03/2025

Town and Country Planning Act, 1990

Location of Application

39 CLIFTON AVENUE, BRYMBO, WREXHAM, LL11 5FS

Description of Application

GOSOD TO, FFENESTRI SEFYDLOG DRWS DEUBLYG AR FALCONI LLAWR CYNTAF

INSTALLATION OF FIRST FLOOR BALCONY WITH ROOF, BI FOLD DOOR FIXED WINDOWS

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
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	14/03/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): 1) Location Plan/Block Plan - Drawing Number 24.39CA.P05 - dated November 2024. 2) Proposed Elevations - Drawing Number 24.39CA.P04 - dated November 2024 and 3) Proposed Floor Plans - Drawing Number 24.39CA.P03 - dated November 2024.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Accompanying Email Information dated the 18th February 2025 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.

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council