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 Alexandra KOTUSIEWICZ

Agent Mr Geraint Edwards
36 Plas Tirion,
Johnstown, Wrexham,
United Kingdom, LL14 1UR

Reference P/2024/1700

Date Received 19/12/2024

Decision Date 14/03/2025

Town and Country Planning Act, 1990

Location of Application

27 STANSTY ROAD, WREXHAM, LL11 2HR

Description of Application

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ERECTION OF OUTBUILDING

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		Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Project: - 27 Stansty Road, Wrexham, Title: - Proposed Shed Floorplan and Elevations, dated: - 17/12/24, Drawing No A102, Project: - 27 Stansty Road, Wrexham, Title: - Proposed Site Plan, dated: - 17/12/24, Drawing No A101 and Project: - 27 Stansty Road, Wrexham, Title: - Location Plan, dated: - 17/12/24, Drawing No A001.

2. The development hereby permitted shall not be utilised until the measures to deliver net benefit for biodiversity (NBB) shown on Accompanying Green Infrastructure Statement dated the 19/12/24 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The building shall not be utilised at any time other than for purposes ancillary to the residential use of the dwelling house known as 27 STANSTY ROAD, WREXHAM, LL11 2HR.

4. Prior to the first use of the building hereby permitted, the south-west facing elevation shall be finished colour that matches the colour of the fence enclosing the south-western boundary of the no.27 Stansty Road, Wrexham.

Reason(s)

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

2. 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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3. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Plan.

4. To protect the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Plan.



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