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 Paul Allen

Agent Mr Mike Blears
The Bungalow, Nant Road, Bwlchgwyn, Wrexham, United Kingdom, LLll 5YN

Reference P/2025/0074

Date Received 28/01/2025

Decision Date 28/03/2025

Town and Country Planning Act, 1990

Location of Application

YEW TREE COTTAGE, CHURCH ROAD, SOUTHSEA, WREXHAM, LL11 5PG

Description of Application

NEWID DEFNYDD SWYDDFA FASNACHOL BRESENNOL I DDEFNYDD PRESWYL FEL RHAN O BRIF ANNEDD

CHANGE OF USE OF EXISTING COMMERCIAL OFFICE TO RESIDENTIAL USE AS PART OF MAIN DWELLING

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	28/03/2025	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): 1) Floor Plans - as existing and proposed - drawing number 25-01-PL01 - dated Jan 2025 2) Site Plan - drawing number 25-01-PL03 - dated Jan 2025 and 3) Location Plan - drawing number 25-01-PL02 - dated Jan 2025.

3. The premises shall only be used for purposes ancillary to the use of YEW TREE COTTAGE, CHURCH ROAD, SOUTHSEA, WREXHAM, LL11 5PG.

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

5. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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.

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3. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Note(s) to applicant

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.

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they 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 Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.



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Agent Mr Mike Blears
The Bungalow, Nant Road, Bwlchgwyn, Wrexham, United Kingdom, LLll 5YN

Reference P/2025/0074

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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