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 Mrs Rebecca Garratt

Agent Mr Craig Baines
The Byre,
Croesnewydd Hall,
Wrexham, United
Kingdom, LL13 7YP

Reference P/2025/0138

Date Received 14/02/2025

Decision Date 04/04/2025

Town and Country Planning Act, 1990

Location of Application

BISHOPS HOUSE, 17 SONTLEY ROAD, WREXHAM, LL13 7EN

Description of Application

GOSOD PANELI SOLAR AR GYSGODFA GEIR BRESENNOL

INSTALLATION OF SOLAR PANELS ON EXISTING CARPORT

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
TAN 24 : The Historic Environment

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP18 - Climate Change
SP2 - Location of Development

Revision	Date	Description of Decision
0	04/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): BHW-LAW-X-X-DR-A-910002 REV P2, BHW-LAW-X-X-DR-A-910100 REV P1

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement 14th February 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Should the solar panels no longer be required for whatever reason or fail and are not to be replaced/renewed, then the panels together with any wiring, fixings and associated hardware shall be completely removed and buildings restored to their previous condition prior to the panels installation.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) 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.

4. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

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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