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 & Ms Geraint & Jane Evans

Agent Mr Peter Matischok
Matischok & Ross,
Birch House, Hen Lon Parcwr, Ruthin, United Kingdom, LL15 1NA

Reference P/2025/0171

Date Received 25/02/2025

Decision Date 23/04/2025

Town and Country Planning Act, 1990

Location of Application

DERWEN COLLEGE, ASHDALE HOUSE, HIGHER PENLEY, PENLEY, WREXHAM, LL13 0NB

Description of Application

ESTYNIAD OCHR A CHEFN AC ADEILADU GAREJ/GWEITHDY AR WAHÂN / PROPOSED SIDE AND REAR EXTENSIONS AND ERECTION OF DETACHED GARAGE/WORKSHOP.

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
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	23/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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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): CM-00180389, Drawings 1,4,5,6,7,

3. The external surfaces of the building(s) shall be constructed of the materials specified on Drawings 1,4,5,6,7

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement dated 25th February 2025 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. The development shall be carried out in strict accordance with the findings and recommendations contained within protected species survey Ashdale House, Higher Penley, Wrexham, North Wales for Mr & Mrs Evans 17th February 2025 . The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

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

Applicant Mr & Ms Geraint & Jane Evans

Agent Mr Peter Matischok
Matischok & Ross,
Birch House, Hen Lon Parcwr, Ruthin, United Kingdom, LL15 1NA

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

5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development 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