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 Dylan Moffat

Agent Mr THEODORE SPEAKS
1 BEACONSFIELD TERRACE, Morda, Oswestry, United Kingdom, SY10 9PE

Reference P/2025/0212

Date Received 06/03/2025

Decision Date 30/04/2025

Town and Country Planning Act, 1990

Location of Application

PARKSIDE, CLARKE STREET, PONCIAU, WREXHAM, LL14 1RT

Description of Application

DYMCHWEL WAL BRESENNOL, CODI FFENS A GIÂT NEWYDD A FFURFIO MYNEDIAD I GERBYDAU / DEMOLITION OF EXISTING WALL, ERECTION OF REPLACEMENT FENCE AND GATE AND FORMATION OF VEHICULAR ACCESS

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 18 : Transport
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	30/04/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

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 Dylan Moffat

Reference P/2025/0212

Agent Mr THEODORE SPEAKS
1 BEACONSFIELD TERRACE, Morda, Oswestry, United Kingdom, SY10 9PE

Date Received 06/03/2025

Decision Date 30/04/2025

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) Site Location Plan - dated January 2025 - drawing number 344/PCP/PL/001, Revision B, 2) Accompanying Application Form, 3) Block Plan - dated January 2025 - drawing number 344/PCP/PL/002, Revision B and 4) Proposed Plan and Elevations - dated March 2025 - drawing number 344/PCP/PL/005, Revision B.

3. 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.

4. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.

5. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved access to intercept any such run off prior to first use of the development and thereafter permanently retained.

Reason(s)

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

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 Dylan Moffat

Reference P/2025/0212

Agent Mr THEODORE SPEAKS
1 BEACONSFIELD TERRACE, Morda, Oswestry, United Kingdom, SY10 9PE

Date Received 06/03/2025

Decision Date 30/04/2025

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 ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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