**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 Harry Thomas

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

**Reference** P/2025/0175

**Date Received** 26/02/2025

**Decision Date** 01/05/2025

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## Town and Country Planning Act, 1990

### Location of Application

3 SPRINGFIELD VILLAS, ABERNANT, ACREFAIR, WREXHAM, LL14 3SN

### Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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 | 30/04/2025 | Planning permission issued |

**Particulars of decision : GRANTED subject to the following:-**

**Condition(s)**

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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): 1) Proposed Ground Floor Plan - Drawing Number 25-02-PL04 - dated February 2025, 2) Accompanying Application Form, 3) Location Plan Drawing Number 25-02-PL05 - dated February 2025 and 4) Proposed Elevations - Drawing Number 25-02-PL05 - dated February 2025.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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.

**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.

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

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**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