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 Chris Boyle

Agent Mr Theodore Speaks
6A Middle Road,
Coedpoeth, Wrexham,
LL11 3TN

Reference P/2025/0240

Date Received 10/03/2025

Decision Date 14/05/2025

Town and Country Planning Act, 1990

Location of Application

HAFOD LAS, CAE GLAS LANE, MINERA, WREXHAM, LL11 3DB

Description of Application

AMNEWID YR ESTYNIAD CEFN UNLLAWR I GYNNWYS BALWSTRAD I ARDAL Y TO

REPLACEMENT SINGLE STOREY REAR EXTENSION TO INCLUDE BALUSTRADE TO ROOF AREA

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
SP6 - Green Wedge

Revision	Date	Description of Decision
0	14/05/2025	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): 1) Proposed Plans - dated July 2024 - 165/HLM/PL/005 - Rev D, 2) Proposed Elevations - dated July 2024 - 165/HLM/PL/006 - Rev D, 3) Accompanying Application Form, 4) Site Location Plan - dated March 2025 - 165/HLM/PL/101, 5) Block Plan - dated March 2025 - 165/HLM/PL/102 and 6) Existing Plans and Elevations - dated July 2024 - 165/HLM/PL/004 - Rev A.

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.

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

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