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 Dafydd Ifans

Reference P/2025/0312

Agent Mr Simon Hill
Barkers Lane School,
Barkers Lane, Borras,
Wrexham, United
Kingdom, LL12 8UN

Date Received 28/03/2025

Decision Date 20/05/2025

Town and Country Planning Act, 1990

Location of Application

BARKERS LANE CP SCHOOL, BARKERS LANE, WREXHAM, LL13 9UN

Description of Application

CODI GASEBO

ERECTION OF GAZEBO

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:
DM1 - Development Management Considerations
SP2 - Location of Development

Revision	Date	Description of Decision
0	20/05/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Accompanying Application Form, 2) Accompanying Tree/Hedge Plan, 3) Accompanying Gazebo Plan and 4) Accompanying Site and Location Plan - dated 06/12/2024 - drawing number - 003.

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 Dafydd Ifans

Reference P/2025/0312

Agent Mr Simon Hill
Barkers Lane School,
Barkers Lane, Borras,
Wrexham, United
Kingdom, LL12 8UN

Date Received 28/03/2025

Decision Date 20/05/2025

2. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying email dated the 16th May have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

Reason(s)

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

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

3. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

Some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water's maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water, the applicant is advised to contact the Operations Contact Centre at Dwr Cymru on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

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 Dafydd Ifans

Agent Mr Simon Hill
Barkers Lane School,
Barkers Lane, Borras,
Wrexham, United
Kingdom, LL12 8UN

Reference P/2025/0312

Date Received 28/03/2025

Decision Date 20/05/2025



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