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 MRS ALANA FAGAN

Reference P/2025/0405

Agent Mr Anthony Forrester
71 RED LANE
APPLETON
WARRINGTON
WA4 5AL

Date Received 15/05/2025

Decision Date 09/06/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

GROVE COTTAGE, WREXHAM ROAD, MARCHWIEL, WREXHAM, LL13 0PF

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2024/0054 I AMEND FLOOR PLANS

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2024/0054 TO AMEND FLOOR PLANS

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

NE2 - Local Designations for Nature Conservation and Geological Importance

NE6 - Waste Water Treatment and River Water Quality

SP2 - Location of Development

Revision	Date	Description of Decision
0	09/06/2025	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

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Condition(s)

1. The development hereby permitted shall be commenced before 29th April 2029.

2. The development shall only be carried out in strict accordance with the details shown on the approved drawings numbered:
011 (00)01 Revision C
011 (01)04 Revision C
011 (01)02 Revision B
011 (01)03 Revision B

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. The woodcrete birdbox as shown in the approved plans shall be incorporated into the east elevation of the building hereby approved before it is first completed and used/occupied and shall thereafter be permanently retained.

5. The building hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Grove Cottage.

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.

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 MRS ALANA FAGAN

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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 Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

5. In the interests of residential amenity and highway safety.

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