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 Lloyd Hart

Agent Miss Melanie Horbury
Longsight, Bryn Y
Gaer Road, Pentre
Broughton, LL116AT

Reference P/2025/0398

Date Received 09/05/2025

Decision Date 03/07/2025

Town and Country Planning Act, 1990

Location of Application

2 HILLTOP VIEW ROAD, WREXHAM, LL12 7SF

Description of Application

DYMCHWEL GAREJ PRESENNOL, CHODI GAREJ NEWYDD A ESTYNIAD UNLLAWR I GEFN YR EIDDO
/ DEMOLITION OF EXISTING GARAGE, ERECTION OF REPLACEMENT GARAGE AND 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 18 : Transport
TAN 5 : Nature Conservation and Planning

Development Plan:

GDP1 - Development Objectives
PS8 - Transport
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS11 - Biodiversity

Revision	Date	Description of Decision
0	03/07/2025	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) Site/Location Plan - dated 22nd April 2025 - Drawing Number 31-07-*, 2) Proposed First Floor - dated 22nd April 2025 - Drawing Number 31-05-*, 3) Proposed Ground Floor - dated 22nd April 2025 - Drawing Number 31-04-*, 4) Accompanying Application Form and 5) Proposed Elevations - dated 22nd April 2025 - Drawing Number 31-06-*.

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 Proposed Elevations - dated 22nd April 2025 - Drawing Number 31-06-* and the email contents dated the 21st May 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 Policy GDP1 of the Wrexham Unitary 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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Agent Miss Melanie Horbury
Longsight, Bryn Y
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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.

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