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 Adam Rowlands

Agent Mr Jack Felgate
3 Oakmere Drive,
Chester, United
Kingdom, CH3 5SD

Reference P/2025/0414

Date Received 19/05/2025

Decision Date 04/07/2025

Town and Country Planning Act, 1990

Location of Application

27 BLUEBELL ESTATE, PANDY, WREXHAM, LL11 2UG

Description of Application

ADEILADU PORTSH NEWYDD

ERECTION OF REPLACEMENT PORCH

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

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

Development Plan:
PS1 Broad Location of Development (Settlement Limits)
PS2 Broad Location of Development (Not materially affect countryside, landscape, townscape, open space, natural environment)
PS8 Transport
PS11 Biodiversity
GDP1 Development Objectives (General Development Principles)

Revision	Date	Description of Decision
0	04/07/2025	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): Proposed | Location Plan R012.1.003 2 – 2, Proposed | Site Plan R012.1.003 1 – 2 and Proposed Elevations and Floor Plan R012.1.002 1 – 1.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown within the Net Biodiversity Benefit and 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 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

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council