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 ANDREW ROBERTS

Agent MR BARRY RICHARDS
BR ARCHITECTURE
THE STABLES
COLWYN ROAD
CRAIGSIDE
LLANDUDNO
LL30 3AL

Reference P/2024/0073

Date Received 10/11/2023

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

HUDSON HEIGHTS, WYNNSTAY LANE, MARFORD, WREXHAM, LL12 8LH

Description of Application

ESTYNIAD DEULAWR I'R CEFN, YN CYNNWYS BALCONI, GAREJ DEULAWR CYSYLLTIEDIG A WALIAU A GATIAU MYNEDIAD NEWYDD
TWO STOREY REAR EXTENSION INCLUDING BALCONY, TWO STOREY LINKED GARAGE AND NEW FRONT ENTRANCE WALLS AND GATES

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

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP14 - Natural Environment
SP19 - Green Infrastructure
T1 - Managing Transport Impacts
SP12 - Design Principles & Masterplanning Framework

Revision	Date	Description of Decision
0	23/07/2024	Planning permission issued
1	21/07/2025	Discharge of Condition 10 – P/2025/0353

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
BR-2023-Roberts-PL01B
BR-2023-Roberts-PL02
BR-2023-Roberts-PL03
BR-2023-Roberts-PL04
BR-2023-Roberts-PL05A
BR-2023-Roberts-PL06A

3. The external surfaces of the building(s) shall be constructed of the materials specified on plan nos. PL04 and PL06A.

4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on approved plan ref: PL04 and contained within Green Infrastructure Assessment dated May 2024, have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

5. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2 metres x 14 metres to the north measured to the nearside edge of the adjoining highway, and 2 metres x 25 metres to the south measured to the nearside of the adjoining highway. Within these splays there shall be no obstruction above one metre in height above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

6. The proposed alterations to the vehicular access as shown on the plan numbered PL06A shall be fully implemented prior to first use of the development hereby approved. No part of the hedgerow/vegetation shall be allowed to grow thereafter into the visibility splays.

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7. The vehicular parking and turning areas as shown on the plan numbered PL01B shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

8. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway. Any gates across the access point shall be a minimum of 5 metres away from the carriageway.

9. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway.

10. Within three months of commencement of the development hereby permitted, a scheme of landscaping shall be submitted for the written approval of the Local Planning Authority. The scheme shall mitigate for the loss of hedgerow and trees at a ratio of 3:1.

Details approved under reference number P/2025/0353

11. Landscaping shall be undertaking in accordance with the scheme submitted and approved in connection with condition 11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting (November to March) and seeding seasons following the first use of the development (April to September). Any trees, hedgerows or plants which, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason(s)

1 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

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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.

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

5 To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

6 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

7 To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

8 To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

9 In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

10 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.

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11 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.

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