

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	JANE EDGINGTON	Code Number	WRR P/2024/0065
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34K REDWITHER TOWER WREXHAM LL13 9XT	Date Received	27/01/2024
		Decision Date	30/04/2024

Town and Country Planning Act, 1990

Location of application

16 BUCKINGHAM ROAD, WREXHAM, LL11 2RH

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

DM1	Development Management Considerations
SP12	Design Principles & Masterplanning Framework
SP15	Historic and Cultural Environment
SP2	Location of Development
T1	Managing Transport Impacts
TAN 24	The Historic Environment

Revision	Date	Description of Decision
0	30/04/2024	Planning permission issued

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered E088/005 Rev A, E088/006 Rev A and as contained within the application documentation.

Applicant	JANE EDGINGTON	Code Number	WRR P/2024/0065
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34K REDWITHER TOWER WREXHAM LL13 9XT	Date Received	27/01/2024
		Decision Date	30/04/2024

3. The Net Biodiversity Benefit measures as outlined on plan no: E088/006 Rev A shall be fully implemented and installed prior to the first beneficial use of the extension hereby approved, and shall be retained as such for the lifetime of the development.
4. 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 comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. 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).
4. 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

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.

Applicant	JANE EDGINGTON	Code Number	WRR P/2024/0065
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34K REDWITHER TOWER WREXHAM LL13 9XT	Date Received	27/01/2024
		Decision Date	30/04/2024

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority
Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

