

In pursuance of its powers under the Acts and 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 MR AND MRS MATTHIAS

Reference P/2024/0294

Agent MR STUART HATHERALL
BLUEPRINT ARCHITECTURAL
SERVICES
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Date Received 15/04/2024

Decision Date 17/07/2024

Town and Country Planning Act, 1990

Location of Application

12 HAYDOCK ROAD, BANGOR ON DEE, WREXHAM, LL13 0JD

Description of Application

CODI PORTSH GYDAG ARDAL STORIO
ERECTION OF PORCH WITH STORAGE AREA

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

National Policies and Technical Advice Notes (TAN):

Tan 15 : Development, flooding and coastal erosion

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP18 - Climate Change

Revision	Date	Description of Decision
0	17/07/2024	Planning permission issued

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): M133/003 and M133/004 Revision A.
3. Prior to the first use of the development the measures to provide a net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped shall be implemented in accordance with the details shown on drawing no. M133/004 Revision A. The measures shall thereafter 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 Wreccsam
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](#)