

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 BRETT
ROBERTS

Reference P/2024/0207

Decision Date 02/09/2024

Town and Country Planning Act, 1990

Location of Application

9 Ffordd Aled, Wrexham, LL12 7PP

Description of Application

Codi ffens (Ôl-weithredol)
erection of fencing (in retrospect)

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 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP13 - Health and Wellbeing

Revision	Date	Description of Decision
0	02/09/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
Location Plan, 28th March 2024, Job No 001 and Site Plan & Elevations, 28th March 2024, Job No 001.

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2. The measures to deliver net benefit for biodiversity (NBB) show on the details received 29/4/2024 and 2/5/2024 shall be implemented in full within 3 months of the date of this planning permission. 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

A handwritten signature in black ink, appearing to read 'DF', located below the reasons section.

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](#)