

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 COLLINS	Reference	P/2024/0078
Agent	STUART HATHERALL BLUEPRINT ARCHITECTURAL SERVICES Office 34K Redwither Tower Wrexham Industrial Estate Wrexham LL13 9XT	Date Received	23/01/2024
		Decision Date	01/08/2024

Town and Country Planning Act, 1990

Location of Application

TEFGAN PENTRE BYCHAN WREXHAM LL14 4EW

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

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:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

Revision	Date	Description of Decision
0	01/08/2024	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):
Drawing No C152/005 dated April 2024
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on [Drawing No C152/005 Rev C 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.

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. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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A handwritten signature in black ink, appearing to be 'DF', located below the agent's address.

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](#)