

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 R WHEELER	Code Number	ROS P/2023/0759
Agent	MR N WHEELER INSITE ARCHITECTURE 11A LOWER BRIDGE STREET CHESTER CH1 1RS	Date Received	23/10/2023
		Decision Date	06/02/2024

Town and Country Planning Act, 1990

Location of application

1, OAK TREE COTTAGES, HARWOODS LANE, ROSSETT, WREXHAM, LL12 0EU

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO A PORTSH MYNEDIAD / TWO STOREY SIDE EXTENSION AND ENTRANCE PORCH

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
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	06/02/2024	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 numbered ISA 2727 P 200 and as contained within the application documentation.

Applicant	MR R WHEELER	Code Number	ROS P/2023/0759
Agent	MR N WHEELER INSITE ARCHITECTURE 11A LOWER BRIDGE STREET CHESTER CH1 1RS	Date Received	23/10/2023
		Decision Date	06/02/2024

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and 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 71ZA (2) 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 11.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

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

Applicant MR R WHEELER

Code Number ROS P/2023/0759

Agent MR N WHEELER
INSITE ARCHITECTURE
11A LOWER BRIDGE
STREET
CHESTER
CH1 1RS

Date Received 23/10/2023

Decision Date 06/02/2024



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

