

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	MR MATT MCCLELLAND	Code Number	BRO P/2024/0011
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34L REDWITHER TOWER REDWITHER BUSINESS PARK WREXHAM LL13 9XT	Date Received	04/01/2024
		Decision Date	04/03/2024

Town and Country Planning Act, 1990

Location of application

30 ASHFIELD COURT, NEW BROUGHTON, WREXHAM, LL11 6FD

Description of application

ESTYNIADAU LLAWR CYNTAF A LLAWR GWAELOD I'R CEFN / FIRST FLOOR AND GROUND FLOOR REAR EXTENSIONS

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
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	04/03/2024	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 MI3I/003 REV A, MI3I/004 and as contained within the application documentation.

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3. The Net Biodiversity Benefit measures as outlined on plan no: MI3I/003 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.

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).



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

