

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 MATTHEW SWATMAN	Code No	LLA P/2023/0328
Agent	MR MATTHEW SWATMAN 5 RACKERY HALL MEWS RACKERY LANE LLAY WREXHAM LL12 0QB	Date Received	10/05/2023
		Decision Date	18/09/2023

Town and Country Planning Act, 1990
Section 73

Location of application

5, RACKERY HALL MEWS, RACKERY LANE, LLAY, WREXHAM, LL12 0QB

Description of application

AMRYWIO AMOD 2 CANIATAD CYNLLUNIO P/2021/0773 I DIWYGIO CYNLLUN - NEWID TO AR OLEDDF / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2021/0773 TO AMEND PLANS - CHANGE TO PITCH OF ROOF

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Revision	Date	Description of Decision
0	18/09/2023	Planning permission issued
1	25/06/2024	Ref: P/2024/301 - Approval of conditions 3 (materials) and 4 (biodiversity)

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 P01B and S01 and as contained within the application documentation.

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3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Ref: P/2024/0301

Approved by Wrexham County Borough Council

Approved details: External Materials sample

Date: 25/06/2024

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.

Ref: P/2024/0301

Approved by Wrexham County Borough Council

Approved details: Scheme for Biodiversity Enhancement Plan (L02) and Scheme for Biodiversity Enhancement Statement

Date: 25/06/2024

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 GDP1 and PS2 of the Wrexham Unitary 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

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to the Welsh Government for determination.

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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