

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 AND MRS R & C BEBBINGTON	Code Number	BRN P/2024/0230
Agent	HOLLY WALKER PETER RICHARDS & CO CRAB TREE FARM PREES HEATH WHITCHURCH SY13 3JY	Date Received	20/03/2024
		Decision Date	21/05/2024

Town and Country Planning Act, 1990

Location of application

CORNER HOLDING, SMOKEY LANE, TY BROUGHTON, WHITCHURCH, SY13 3BH

Description of application

ESTYNIAD DEULAWR YNG NGHEFN AC AR OCHR ADEILAD / TWO STOREY SIDE AND REAR EXTENSION

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
NE6	Waste Water Treatment and River Water Quality
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP2	Location of Development

Revision	Date	Description of Decision
0	21/05/2024	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) received 15/4/2024 and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Arbor Vitae dated June 2023, Green infrastructure and Net Biodiversity benefit statement received ecological plan 1063 received 2/5/2024 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 Policy DM1 of the Wrexham Local Development Plan.
4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.



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

