

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 MISS CROCOMBE	Reference	P/2024/0241
Agent	MR ANDREW GAMBLE AGD ARCHITECTURE LTD CALBOURNE CHURCH LANE GILDEN SUTTON CHESTER CH3 7EW	Date Received	22/03/2024
		Decision Date	25/07/2024

Town and Country Planning Act, 1990

Location of Application

45 BOX LANE, WREXHAM, LL12 8BY

Description of Application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO
SINGLE STOREY SIDE AND REAR EXTENSIONS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment

Revision	Date	Description of Decision
0	25/07/2024	Planning permission issued

Particulars of decision : 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 following plan(s) and document(s): Drawing Number T031/03.

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3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement that accompanies this application 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

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](#)