

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 ANGUS MITCHELL

Reference P/2024/0334

Agent MR DAFYDD EDWARDS
BLUEPRINT
ARCHITECTURAL SERVICES
Office 34K
Redwither Tower
Wrexham Industrial Estate
Wrexham
LL13 9XT

Date Received 23/04/2024

Decision Date 19/07/2024

Town and Country Planning Act, 1990

Location of Application

GREENACRES, OVERTON ROAD, PENLEY, WREXHAM, LL13 0LU

Description of Application

CODI STORFA GARDD/ GAREJ AR WAHÂN
ERECTION OF DETACHED GARAGE/GARDEN STORE

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 4 - Supporting Rural Communities

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations

SP12 - Design Principles & Masterplanning Framework

NE5 - Special Landscape Areas

Revision	Date	Description of Decision
0	19/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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 No M132/005 Planning Site and Location Plan and Drawing No M132/004 Planning (Proposed Elevation & Floorplan).
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Drawing No M132/004 Rev A have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Greenacres.

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.
- 4 To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

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A handwritten signature in black ink, appearing to read 'DF', located below the agent's address.

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](#)