

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 FINLAY MORGAN

Reference P/2024/0313

Decision Date 08/07/2024

Town and Country Planning Act, 1990

Location of Application

35 BROUGHTON ROAD, LODGE, WREXHAM, LL11 5NG

Description of Application

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ERECTION OF OUTBUILDING (IN RETROSPECT)

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

Future Wales – The National Plan 2024

Planning Policy Wales Edition 12 (2024)

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

SP2 – Location of Development

SP14 – Natural Environment

DM1- Development Management Considerations

NE6 - Waste Water Treatment and River Water Quality

Revision	Date	Description of Decision
0	08/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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



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1. The development shall only be carried out in strict accordance with the details shown in the submitted documents and plan labelled '35 Broughton Road, Wrexham, LL11 5NG - Existing Outbuilding Plan and Elevation, Scale 1:50 @A3 Sheet Size'.
2. Within 1 month of the date of this decision, the provision for Net Biodiversity Benefit (NBB) as shown in the Net Biodiversity Statement received on 2nd July 2024 shall be 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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](#)