

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 ROB COLES

Reference P/2024/0111

Agent BRIAN SHERRIFF
COLAB: DESIGN AND SAFETY -
BRIAN SHERIFF
34 DANESWELL DRIVE
MORETON
WIRRAL
CH46 1QH

Date Received 14/02/2024

Decision Date 08/07/2024

Town and Country Planning Act, 1990

Location of Application

42-44 HENBLAS STREET, WREXHAM, LL13 8AD

Description of Application

GOSOD FFENSETRI AR Y LLAWR CYNTAF
INSERTION OF WINDOWS ON THE FIRST FLOOR

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development

Revision	Date	Description of Decision
0	08/07/2024	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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 01 and 02.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on 03 Rev C have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

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 integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

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A handwritten signature in black ink, appearing to be '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](#)