

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 STEVE EVANSON

Reference P/2023/0705

Agent MR CARL HUGHES
HDS
ARCHITECTURAL
SERVICES
THE FOUNDRY 15
YORKE STREET
WREXHAM LL13
8LW WREXHAM

Date Received 02/10/2023

Decision Date 09/07/2024

Town and Country Planning Act, 1990

Location of Application

37 ELWYN DRIVE MARCHWIEL WREXHAM LL13 0RD

Description of Application

ADEILADU SIED (OL-WEITHREDOL) / ERECTION OF SHED (IN RETROSPECT)

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

SP14 - Natural Environment

Revision	Date	Description of Decision
0	09/07/2024	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):
M/PD/01 and ED/PD02
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on M/PD/02 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.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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](#)