

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 MRS M
WAKEFIELD

Reference P/2023/0506

Agent PORTMAN
SURVEYORS
MR ROB LEE
THE FIRS, BUNBURY
LANE, BUNBURY,
TARPORLEY

Date Received 30/06/2023

Decision Date 04/07/2024

Town and Country Planning Act, 1990

Location of Application

THE BARN, HIGHER BERSE, HIGHER BERSE ROAD, SOUTHSEA, WREXHAM,
LL11 6PW

Description of Application

CODI GAREJ AR WAHAN GYDA LLETY PRESWYL ATEGOL (OL WIETHREDOL)
ERECTION OF DETACHED GARAGE WITH ANCILLARY RESIDENTIAL
ACCOMODATION ABOVE (IN RETROSPECT)

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

NE1 - International and National Nature Conservation Designations

NE2 - Local Designations for Nature Conservation and Geological Importance

SP14 - Natural Environment

Revision	Date	Description of Decision
0	04/07/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
A_374_03 Rev A
A_342_01 Rev B
A_374_04 Rev A
A_374_02
 2. The development hereby permitted shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in (i) to (iv) below:
 - i) Within 12 weeks of the date of this decision a detailed plan for Net Biodiversity Benefit (NBB) on the site, together with a timeframe for the implementation of the measures shall be submitted for the written approval of the Local Planning Authority;
 - ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;
 - iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers;
 - iv) The approved NBB measures have been undertaken in accordance the details approved in writing by the Local Planning Authority or, in the event of (ii) and (iii) above, by the Welsh Ministers.
- All NBB measures shall thereafter be retained for the lifetime of the development.

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3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling house known as Higher Berse Barn, and shall not be occupied other than by members of the same family as are residing in the dwelling house known as Higher Berse Barn.

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 Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).
- 3 In accordance with Policies SP2, SP14, NE1 and NE2 of the Wrexham Local Development Plan.

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](#)