

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 & MRS WORSNOP	Code Number	ISY P/2023/0405
Agent	SCOTT ARCHITECTURE MR SCOTT DESERT 68 HIGH STREET TARPORLEY CW6 0AT	Date Received	13/06/2023
		Decision Date	06/12/2023

Town and Country Planning Act, 1990

Location of application

HIGHER HALL FARM, , BOWLING BANK, WREXHAM, LL13 9RT

Description of application

ESTYNIAD UN LLAWR I'R PRIF DY, ADEILADU ADEILAD ALLANOL A CHANOPI FFRAM DERW YN YR ARDD / SINGLE STOREY EXTENSION TO MAIN HOUSE, ERECTION OF OUTBUILDING AND GARDEN OAK FRAMED CANOPY

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC13	Surface water run-off
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	06/12/2023	Planning permission issued

Particulars of decision that permission be 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
Location Plan 21110-EX-100 1:1250 @ A4 0
Existing Plans 1 21110-EX-101 1:500/200 @ A1 A

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Existing Plans 2 21110-EX-102 1:50 @ A1 A
 Existing Plans 3 21110-EX-103 1:50 @ A1 A
 Existing Plans 4 21110-EX-104 1:50 @ A1 A
 Existing Plans 5 21110-EX-105 1:50 @ A1 A
 Existing Elevations 1 21110-EX-110 1:50 @ A1 A
 Existing Elevations 2 21110-EX-111 1:50 @ A1 A
 Proposed Plans 1 21110-PL-101 1:500/200 @ A1 E
 Proposed Plans 2 21110-PL-102 1:50 @ A1 E
 Proposed Plans 3 21110-PL-103 1:50 @ A1 B
 Proposed Plans 4 21110-PL-104 1:50 @ A1 A
 Proposed Plans 5 21110-PL-105 1:50 @ A1 E
 Proposed Plans 6 21110-PL-106 1:50 @ A1 A
 Proposed Plans 7 21110-PL-107 1:50 @ A1 A
 Proposed Elevations 1 21110-PL-110 1:50 @ A1 A
 Proposed Elevations 2 21110-PL-111 1:50 @ A1 A
 Proposed Elevations 3 21110-PL-112 1:50 @ A1 E
 and as contained within the application documentation.

3. Prior to the commencement of development, a detailed Net Biodiversity Benefit Plan shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall thereafter be retained as such for the lifetime of the development.
4. No facing or roofing materials shall be used other than materials matching those used on the existing building and detailed on the approved plans.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) 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 11.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage:

https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

