

Applicant MR JOHN MACKIE

Reference P/2023/0864

Decision Date 11/09/2024

Town and Country Planning Act, 1990

Location of Application

RIVERSLEIGH HOUSE, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of Application

TO NEWYDD / REPLACEMENT ROOF

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

SP2 - Location of Development

Revision	Date	Description of Decision
0	11/09/2024	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.
2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Location Plan and details submitted on Application form and slate sample details received on the 09/09/2024.

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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3. The external surfaces of the building(s) shall be constructed of the materials specified on Application form 21st December 2023 and sample provided in office, sample picture uploaded 9/9/2024
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on Green Infrastructure Statement_P20230864 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.
- 4 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 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](#)