

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	MRS ELEANOR WOODCOCK	Code Number	MAR P/2023/0664
Agent	CULLIS ARCHITECTURAL DESIGN SPENCER CULLIS 25 SUNNINGDALE CLOSE WREXHAM LL13 9QU	Date Received	31/07/2023
		Decision Date	10/01/2024

Town and Country Planning Act, 1990

Location of application

WEST VIEW, OVERTON ROAD, MARCHWIEL, WREXHAM, LL13 0TE

Description of application

ESTYNIAD DEULAWR I GEFN YR EIDDO / TWO STOREY REAR EXTENSION

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

DM1	Development Management Considerations
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP14	Natural Environment
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	10/01/2024	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:
PD270/01, submitted with application
PD270/02 and 03 amended 18/11/2023
and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessments:
West View, Marchwiel; Reasonable Avoidance Method Statement for Great Crested Newts. Enfys Ecology. 25/01/2022.
West View, Marchwiel; Bat and Nesting Bird Survey by Enfys Ecology, dated 10/09/2022 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
5. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be implemented in full, prior to first use of the extension, and shall thereafter be retained 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 71ZA (2) 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 Policy DM1 of the Wrexham Local Development Plan.
4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies DM1 and SP14 of the Wrexham Local Development Plan.
5. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

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Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

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

