

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 COWARD	Code Number	OVE P/2023/0441
Agent	BLUEPRINT LTD MS EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	20/04/2023
		Decision Date	26/01/2024

Town and Country Planning Act, 1990

Location of application

FAIR VIEW, CLOY LANE, OVERTON, WREXHAM, LL13 0HR

Description of application

ADEILAD GWEITHDY AC ESTYNIAD LLAWR CYNTAF / CONSTRUCTION OF WORKSHOP AND FIRST FLOOR 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
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological
NE5	Importance
SP11	Special Landscape Areas
SP12	Transport and Accessibility
SP13	Design Principles & Masterplanning Framework
SP14	Health and Wellbeing
	Natural Environment

Revision	Date	Description of Decision
0	26/01/2024	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
C145/004B 1-3
C145/005D
and as contained within the application documentation.
3. The workshop shall not be used at any time other than for purposes incidental to the residential use of the dwelling known as Fair View Cloy lane LL13 0HR.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Tyrer Ecological Consultants Ltd and dated November 2023 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

A licence must be obtained (as required by section 184 of the Highways Act 1980) from the Highway Authority in order to lower the kerblin and cross the highway verge. Further guidance can be obtained from the Highway Authority of Wrexham County Borough Council on telephone 01978 729670.

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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

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