

In pursuance of its powers under the Acts an 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 WESLEY RICHARDS	Code Number	CEF P/2024/0114
Agent	MR BARRY RICHARDS BR ARCHITECTURE THE STABLES COLWYN ROAD CRAIGSIDE LLANDUDNO LL20 3AL	Date Received	20/12/2023
		Decision Date	05/04/2024

Town and Country Planning Act, 1990

Location of application

34 ERW DEG, ACREFAIR, WREXHAM, LL14 3YA

Description of application

ESTYNIAD DEULAWR CEFN A BLAEN / TWO STOREY FRONT AND 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
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	05/04/2024	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 Location Plan, BR 2023 Richards PL01, PL02, PL03, PL04 and PL05 and as contained within the application documentation.

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4. The development shall be carried out in accordance with the recommendations of the bat survey report by Rachel Hacking Ecology dated 11/2/2024. Details of the mitigation measures shall be approved in writing by the Local Planning Authority prior to commencement of the work and shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter 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.
4. 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).

Note(s) to applicant

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

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



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

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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

