

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 STEVE BROOKE

Reference P/2024/0142

Agent MR GERIANT
EDWARDS ARKIFY
36 Plas Tirion
Johnstown
Wrexham
LL14 1UR

Date Received 26/02/2024

Decision Date 23/07/2024

Town and Country Planning Act, 1990

Location of Application

10 BRANDY BROOK, JOHNSTOWN, WREXHAM, LL14 2AJ

Description of Application

ESTYNIAD UNLLAWR I OCHR YR EIDDO
SINGLE STOREY SIDE EXTENSION

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	23/07/2024	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):
A101 REV B, A102 REV A

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3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on A101 REV B, A102 REV A 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](#)