

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 SHANE
BRENNAN

Reference P/2024/0053

Agent Theo Speaks

Date Received 18/01/2024

Decision Date 31/10/2024

Town and Country Planning Act, 1990

Location of Application

TY MAWR FARMHOUSE CAE GWILYM ROAD NEWBRIDGE WREXHAM LL14
3JG

Description of Application

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD UNLLAWR I OCHR YR
EIDDO ALLANOL GAN GYNNWYS ADLEOLI GAREJ A GOSOD PWMP GWRES
FFYNHONNELL AER A PV SOLAR / TWO STOREY SIDE EXTENSION AND
SINGLE STOREY SIDE EXTENSION INCLUDING RELOCATION OF GARAGE
AND INSTALLATION OF AIR SOURCE HEAT PUMP AND SOLAR PV

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:

BE1 - Pontcysyllte Aqueduct and Canal World Heritage Site
DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP15 - Historic and Cultural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
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0	30/10/2024	Planning permission issued
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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):
308/TMF/PL/002 REV C, 308/TMF/PL/003 REV L,
308/TMF/PL/004 REV K, 308/TMF/PL/005 REV L,
308/TMF/PL/006 REV J, 308/TMF/PL/008 REV J,
308/TMF/PL/007 REV A
3. The external surfaces of the building(s) shall be constructed of the materials specified on 308/TMF/PL/002 REV C,
308/TMF/PL/003 REV L, 308/TMF/PL/005 REV L
4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Ecological Report dated 8th December 2023 and ADDENDUM TO PRELIMINARY ECOLOGICAL APPRAISAL dated 30/10/2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

Reason(s)

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- 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](#)