

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 HELEN JAMES	Code Number	GRE P/2024/0159
Agent	MRS RACHEL JAMES 9 NEWTON AVENUE WITHINGTON MANCHESTER M20 1JJ	Date Received	19/02/2024
		Decision Date	29/04/2024

Town and Country Planning Act, 1990

Location of application

DELFRYN, 7 SUNNYRIDGE AVENUE, MARFORD, WREXHAM, LL12 8TE

Description of application

CODI ADEILAD ALLANOL UNLLAWR ERECTION OF SINGLE STOREY OUTBUILDING / ERECTION OF SINGLE STOREY OUTBUILDING

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
SP2	Location of Development

Revision	Date	Description of Decision
0	29/04/2024	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 000, 001, 100, 102 and as contained within the application documentation.
3. The Net Biodiversity Benefit measures as outlined on plan no: 100 Rev 2 and 102 Rev 2 shall be fully implemented and installed prior to the first beneficial use of the building hereby approved, and shall be retained as such for the lifetime of the development.

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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 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



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

