

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	MS SUE GRIFFITHS	Code Number	RUA P/2024/0080
Agent	MR THEODORE SPEAKS 1 BEACONSFIELD TERRACE MORDA OSWESTRY SY10 9PE	Date Received	24/01/2024
		Decision Date	03/04/2024

Town and Country Planning Act, 1990

Location of application

9 CHURCH VIEW, RUABON, WREXHAM, LL14 6TD

Description of application

ESTYNIADAU CEFN A OCHR UNLLAWR / SINGLE STOREY REAR AND SIDE 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
SP12	Design Principles & Masterplanning Framework
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	03/04/2024	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 260/CVR/PL/001 Rev B, 260/CVR/PL/002 Rev C, 260/CVR/PL/005 Rev B and 260/CVR/PL/004 Rev A and as contained within the application documentation.

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3. The Net Biodiversity Benefit measures as outlined on plan no: 260/CVR/PL/005 Rev B shall be fully implemented and installed prior to the first beneficial use of the extension hereby approved, and shall be retained as such 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.
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

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.



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

