

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 ROBERT ANDERSON	Code	CEF P/2024/0286
Agent	MR ROBERT ANDERSON 136 HIGH STREET CEFN MAWR WREXHAM LL14 3DP	No Date Received	22/04/2024
		Decision Date	22/05/2024

Town and Country Planning Act, 1990
Section 73

Location of application

ANWYLFA, CAE GLO, CEFN MAWR, WREXHAM, LL14 3DP

Description of application

AMRYWIO AMOD 2 CANIATAD CYNLLUNIO P/2022/0781 I DDIWYGIO CYNLLUNIO CYMERADWY – FFENESTR YCHWANEGOL / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2022/0781 TO AMEND APPROVED PLANS – ADDITIONAL WINDOW

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
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
SP2	Location of Development

Revision	Date	Description of Decision
0	22/05/2024	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 1044 with title 'Updated to include additional dormer to south west elevation' and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed within the email received on 3rd October 2022.

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- The Net Biodiversity Benefit measures for the provision of wildflowers and the planting of a Cheery Tree as outlined in the document 'Net Biodiversity Benefit Plan for Anwylfa' as received on 13th May 2024, shall be fully implemented and installed prior to the first use of the proposal hereby approved. The proposed bat box shall be of a 'woodcrete' type construction. These measures as implemented shall be retained as such for the lifetime of the development.

Reason(s)

- To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
- To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policy DM1 of the Wrexham Local Development Plan.
- 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 applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040

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.

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

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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