

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	BARLOW	Code Number	GRE P/2024/0122
Agent	INVENTIVE DESIGN ASSOCIATES JOSH WHITEHILL 57 STATION ROAD CHEADLE HULME SK8 7EF	Date Received	14/02/2024
		Decision Date	05/04/2024

Town and Country Planning Act, 1990

Location of application

39 MEADOWS VIEW, MARFORD, WREXHAM, LL12 8LS

Description of application

CODI PORTH BLAEN / ERECTION OF FRONT PORCH

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
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment

Revision	Date	Description of Decision
0	05/04/2024	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 Location Plan, Block Plan, 23139-401, 402, 403 and as contained within the application documentation.

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3. No development shall commence until a detailed plan to provide net benefit for biodiversity (NBB) has been submitted to and approved in writing by the Local Planning Authority. The measures shall be fully implemented as approved prior to the first beneficial use of the development and shall be retained thereafter 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

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

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