

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	MR GEOFF FIELDING	Code Number	BRY P/2024/0107
Agent	MISS JULIE GERRARD JULIE GERRARD ARCHITECTURAL DESIGN LTD 104 A MELIDEN ROAD PRESTATYN LL19 8RL	Date Received	02/02/2024
		Decision Date	30/04/2024

Town and Country Planning Act, 1990

Location of application

THE BARN, PENTRE SAESON FARM, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5TY

Description of application

GOSOD DWY FFENESTR DOMER A GOLAU TO / INSTALLATION OF TWO DORMER WINDOWS AND ROOFLIGHT

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	30/04/2024	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, proposed plan and elevations and as contained within the application documentation.

Applicant	MR GEOFF FIELDING	Code Number	BRY P/2024/0107
Agent	MISS JULIE GERRARD JULIE GERRARD ARCHITECTURAL DESIGN LTD 104 A MELIDEN ROAD PRESTATYN LL19 8RL	Date Received	02/02/2024
		Decision Date	30/04/2024

3. The Net Biodiversity Benefit measures hereby approved shall be fully implemented and installed prior to the first beneficial use of the development hereby approved, and shall be retained as such for the lifetime of the development.
4. No facing or roofing materials shall be used other than materials matching those used on the corresponding elements of the existing building, as they exist at the time of this approval..

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).
4. 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.



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

