

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

|                  |                                                                                     |                      |                 |
|------------------|-------------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR & MRS DAVIES                                                                     | <b>Code Number</b>   | MIN P/2022/0883 |
| <b>Agent</b>     | BOB DEWEY PLANNING<br>MR B DEWEY<br>THE GABLES<br>LLANFYNYDD<br>WREXHAM<br>LL11 5HG | <b>Date Received</b> | 14/06/2022      |
|                  |                                                                                     | <b>Decision Date</b> | 17/07/2023      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

LYNWOOD, MAESYFFYNNON ROAD, MINERA, WREXHAM, LL11 3DE

#### **Description of application**

ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE STOREY SIDE EXTENSION

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1                      Development objectives

| Revision | Date       | Description of Decision                                                                                  |
|----------|------------|----------------------------------------------------------------------------------------------------------|
| 0        | 17/07/2023 | Planning permission issued                                                                               |
| 1        | 24/10/2023 | P/2023/0610 – Approval of Details submitted in respect of Condition 4 (Ecology) and 5 (Lighting Scheme). |

#### **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 RD/11 Rev B, RD/12 Rev B RD/13 Rev B and as contained within the application documentation.

|                  |                                                                                     |                      |                 |
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|                  |                                                                                     | <b>Decision Date</b> | 17/07/2023      |

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.
  
4. No part of the development shall commence until a scheme of reasonable avoidance and enhancement for bats has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method statement demonstrating / identifying any measures of protection, compensation, mitigation and enhancement. It should also demonstrate how management will be facilitated in the short and long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.  
**Date Approved:** 24/10/2023 **Reference Number:** P/2023/0610  
**By:** Wrexham County Borough Council  
**Approved Details:** Bat Mitigation Plan Dated 07/08/2023 by Tyrer Ecological Consultants Ltd.
  
5. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.  
**Date Approved:** 24/10/2023 **Reference Number:** P/2023/0610  
**By:** Wrexham County Borough Council  
**Approved Details:** Bat Mitigation Plan Dated 07/08/2023 by Tyrer Ecological Consultants Ltd.

### 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.

|                  |                                                                                     |                      |                 |
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|                  |                                                                                     | <b>Decision Date</b> | 17/07/2023      |

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
4. The building is likely to contain bats, a statutorily protected species and it is essential for their roosts to be identified to ensure that development does not cause interference in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
5. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary 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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

