

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> | P ROBERTS                                                                     | <b>Code Number</b>   | GRE P/2023/0492 |
| <b>Agent</b>     | D2 ARCHITECTS<br>MR TOM SMITH<br>2 NICHOLAS STREET MEWS<br>CHESTER<br>CH1 2NS | <b>Date Received</b> | 18/07/2023      |
|                  |                                                                               | <b>Decision Date</b> | 14/09/2023      |

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

#### **Location of application**

77 BODWYN CRESCENT, , GRESFORD, WREXHAM, LL12 8NQ

#### **Description of application**

ESTYNIAD UNLLAWR I GEFN YR EIDDO A ESTYNIAD DEULAWR AR FLAEN YR EIDDO / SINGLE STOREY REAR EXTENSION AND TWO STOREY FRONT 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 |
| T8   | Parking                |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 14/09/2023 | 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 EX01, PL01 Revision A, PL02 Revision A and PL03 Revision A and as contained within the application documentation.

|                  |                                                                                  |                      |                 |
|------------------|----------------------------------------------------------------------------------|----------------------|-----------------|
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3. The development hereby permitted shall not be occupied until a scheme to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been implemented in accordance with details that shall have first been submitted to, and approved in writing by, the Local Planning Authority. The measures shall thereafter be retained.

### 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 paragraph 6.4.5 of Planning Policy Wales 11.

### 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](http://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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

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