

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 LEE SCHUTZMAN	Code Number	GRE P/2023/0673
Agent	MR ALUN JONES AF ARCHITECTURAL DESIGNS LLYS Y COED 54 FFORDD BYRNWR GWAIR MOLD CH7 1FQ	Date Received	19/09/2023
		Decision Date	11/12/2023

Town and Country Planning Act, 1990

Location of application

29 ANNEFIELD PARK, GRESFORD, WREXHAM, LL12 8NR

Description of application

CODI ESTYNIADAU UNLLAWR YN YR OCHR AC YN Y CEFN, AC ESTYNIAD UNLLAWR OCHR AR Y GAREJ / SINGLE STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY GARAGE EXTENSION TO SIDE

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	11/12/2023	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) Proposed Plans and Elevations Dated 25/08/2023 and as contained within the application documentation.

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3. The extensions hereby permitted shall not be occupied until a plan 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 a scheme first submitted to and approved in writing by, the Local Planning Authority. The approved scheme shall be retained thereafter.

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.



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

