

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	MRS LYNN WARBURTON	Code Number	MAR P/2023/0363
Agent	MRS LYNN WARBURTON ROSE LYNN COTTAGE COCK BANK LANE MARCHWIEL WREXHAM LL13 0SU	Date Received	05/04/2023
		Decision Date	26/09/2023

Town and Country Planning Act, 1990

Location of application

ROSE LYNN COTTAGE, COCK BANK LANE, MARCHWIEL, WREXHAM, LL13 0SU

Description of application

CODI ESTYNIAD LLAWR CYNTAF / ERECTION OF FIRST FLOOR EXTENSION

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

Revision	Date	Description of Decision
0	26/09/2023	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 2023/RAC/01 REV A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Bat Method Statement and Biodiversity Enhancement Plan as carried out by Wildbanks Conservation and dated 16th August 2023 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use 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 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. 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

