

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

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

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.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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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.
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.

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. 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.

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MR B DEWEY
THE GABLES
LLANFYNYDD
WREXHAM
LL11 5HG

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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

