

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 SEAN PETETT	Code Number	GWE P/2022/0793
Agent		Date Received	18/08/2022
		Decision Date	08/11/2022

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO 1 MAES ALYN, RHOSROBIN ROAD, NEW RHOSROBIN, WREXHAM, LL11 4PW

Description of application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL / CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE

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
PS1	Settlement limits

Revision	Date	Description of Decision
0	08/11/2022	Planning permission issued
1	7/7/2023	Condition 2 Discharged, application P/2023/0327

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the amended plan(s) numbered or labelled as follows:
 - Buy A Plan: Location Plan (Scale 1:1250).
 - Buy A Plan: Site layout plan stamp dated 21 Oct 2022.
 - Buy a Plan: Site Plan (Scale 1:500)
2. Within three months from the date of this permission a plan shall be submitted to and approved by the Local Planning Authority showing all trees on the site to be accurately plotted by a professional arboriculturalist. Any

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work to or removal of the trees shown on the approved plan shall be first agreed in writing by the Local Planning Authority.

Application : P/2023/0327 **Details Approved** : Rovar Group Project
23_5837_04_07 1 Maes Alyn, Wrexham **Approved by** : Wrexham County
Borough Council **Date** : 7/7/23

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place on the site under Classes E and F of Schedule 2 Part(s) 1.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. In the interests of the local biodiversity importance of the site.
3. Due to the biodiversity importance of the application it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant



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