

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

Code

Number

BRN P/2021/0984

Agent

MR S COLQUHOUN
5
STRIGA BANK
HANMER
WHITCHURCH
SHROPSHIRE
SY13 3BJ

Date

Received

26/07/2021

Decision

Date

22/11/2021

Town and Country Planning Act, 1990

Location of application

THE LILACS, CHAPEL LANE, BRONINGTON, SY13 3HP

Description of application

DYMCHWEL ESTYNIAD UNLLAWR A CHODI ESTYNIAD DEULAWR NEWYDD I'R OCHR. DYMCHWEL FERANDA A CHODI ESTYNIAD CROES, I GREU MYNEDFA AC YSTAFELL GYFLEUSTODAU / DEMOLITION OF SINGLE STOREY EXTENSION, REPLACEMENT TWO STOREY SIDE EXTENSION. DEMOLITION OF VERANDA WITH A REPLACEMENT LEAN-TO, TO FORM ENTRANCE AND UTILITY ROOM

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
PS2 Development and the environment

Revision	Date	Description of Decision
0	22/11/2021	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: 2, dated 09/07/2021 and as contained within the application documentation

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Peta Marshall and dated 29/09/2021 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.

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

The applicant is reminded that a bat licence will be required from Natural Resources Wales, before any work commences

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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

