

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 N ROBERTSON	Code Number	BRO P/2023/0513
Agent	MR N ROBERTSON NEW BROUGHTON FARM SOUTHSEA ROAD NEW BROUGHTON WREXHAM LL11 6TD	Date Received	29/06/2023
		Decision Date	03/10/2023

Town and Country Planning Act, 1990

Location of application

NEW BROUGHTON FARM, SOUTHSEA ROAD, NEW BROUGHTON, WREXHAM, LL11 6TE

Description of application

ADEILADU WAL FFIN TYWODFAEN 1.8 MEDR O UCHDER/CONSTRUCTION OF A 1.8 METRE HIGH SANDSTONE BOUNDARY WALL.

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	03/10/2023	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 981/4 Revision A and as contained within the application documentation.

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3. No development shall commence until a detailed Net Biodiversity Benefit Plan has been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in-full within 3 months of the removal of the existing hedgerow, and shall be retained thereafter for the lifetime of the development.
4. No facing or roofing materials shall be used other than materials matching those used on the existing sandstone wall.
5. All works forming part of this permission shall only take place outside of the bird nesting season which runs from March to August.

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 (Edition 11).
4. 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.
5. To prevent the loss of habitat during the nesting season.



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

