

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 AND MRS S EDWARDS	Code Number	ROS P/2023/0210
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Date Received	27/03/2023
		Decision Date	17/08/2023

Town and Country Planning Act, 1990

Location of application

ROSSETT DENTAL PRACTICE, STATION ROAD, ROSSETT, WREXHAM, LL12 0HE

Description of application

CODI ESTYNIAD UNLLAWR YN Y CEFN AC ADDASIADAU MEWNOL /
ERECTION OF SINGLE STOREY REAR EXTENSION AND INTERNAL
ALTERATIONS

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

EC12	Development and flood risk
EC13	Surface water run-off
EC6	Biodiversity Conservation
EC7	Conservation Areas
GDP1	Development objectives
T1	Public transport

Revision	Date	Description of Decision
0	17/08/2023	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.

Applicant	MR AND MRS S EDWARDS	Code	ROS P/2023/0210
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Number Date Received	27/03/2023
		Decision Date	17/08/2023

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 6414 PL01 C, PL02 C, PL03 C, PL04 C, EX01 A, EX03A, EX02 A and as contained within the application documentation.
3. Prior to the commencement of the development, a scheme of Flood Resistance and Resilience Measures shall be submitted to and approved by the Local Planning Authority. Such details as may be approved shall be installed prior to the first use of the extension hereby permitted and remain so in perpetuity.
4. No facing or roofing materials shall be used other than materials matching those used on the existing building.
5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
6. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime 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. In the interests of protecting public safety and to ensure compliance with Policy EC12 of the Unitary Development Plan.
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 protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
6. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.

Applicant	MR AND MRS S EDWARDS	Code	ROS P/2023/0210
Agent	D2 ARCHITECTS ROBERT ADAM LLOYD SOUGHTON HOUSE 2 NICHOLAS STREET MEWS CHESTER CH1 2NS	Number Date Received	27/03/2023
		Decision Date	17/08/2023



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