

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 G FIELDING	Code Number	BRY P/2023/0191
Agent	EMERY PLANNING PARTNERSHIP V WOOD 1 - 4 SOUTH PARK BUSINESS COURT HOBSON STREET MACCLESFIELD CHESHIRE SK118BS	Date Received	23/03/2023
		Decision Date	31/08/2023

Town and Country Planning Act, 1990

Location of application

THE BARN, PENTRE SAESON FARM, BRYMBO ROAD, BWLCHGWYN, WREXHAM, LL11 5TY

Description of application

TYNNU 2 FFENESTR BRESENNOL O'R LLAWR CYNTAF, A RHOI 3 FFENESTR YN EU LLE, A MÂN NEWIDIADAU I'R TO (RHANNOL OL-WEITHREDOL) / REMOVAL OF 2 EXISTING FIRST FLOOR WINDOWS AND REPLACEMENT WITH 3 FIRST FLOOR WINDOWS, INCLUDING MINOR ROOF ALTERATIONS (PARTLY IN RETROSPECT)

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	31/08/2023	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) Proposed Plan and Elevation Dated December 2015 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. 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. 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 ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.



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

