

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 MARK ROSSON	Code Number	00NL017 P/2023/0177
Agent	BASE ARCHITECTS MR DANIEL GIBBONS UNIT 1 NEXUS ROUSHILL SHREWSBURY SY1 1PT	Date Received	20/03/2023
		Decision Date	22/05/2023

Town and Country Planning Act, 1990

Location of application

YEW TREE COTTAGE, HORSEMANS GREEN, WHITCHURCH,
WREXHAM, SY13 3DY

Description of application

GOSOD FFENESTRI DORMER CEFN NEWYDD / INSTALLATION OF
REAR DORMER WINDOWS

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
SP14	Natural Environment

Revision	Date	Description of Decision
0	18/05/2023	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 PL-006, PL-007, PL-008, PL-009, 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.

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4. The enhancement measures specified in paragraph 6.3 of the Arbor Vitae Preliminary Bat Roost Assessment dated 15/03/2023 shall be implemented in full prior to the first use of the bedroom shown on drawing no. PL-008. The enhancement measures shall thereafter be permanently retained.

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

