

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	KYLIE BLACKHAM	Code Number	GRE P/2023/0010
Agent	OFF THE WALL ARCHITECTURAL LAUREN JAKEMAN 8 PEARL LANE VICARS CROSS CHESTER CH3 5NX	Date Received	09/01/2023
		Decision Date	07/06/2023

Town and Country Planning Act, 1990

Location of application

TINTERN, PISTYLL HILL, MARFORD, WREXHAM, LL12 8LE

Description of application

ESTYNIADAU DEULAWR AR FLAEN YR EIDDO / TWO STOREY FRONT EXTENSIONS

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

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	07/06/2023	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 plans numbered EX01, PL02 Rev B, PL01 Rev B and PL03 Rev B.
3. No roofing materials shall be used other than materials matching those used on the existing building.

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4. No facing materials shall be used other than those detailed within the correspondence received 31/05/2023 and within the approved application documentation.
5. The development shall not be occupied until a measures for Net Biodiversity Benefit have been implemented in accordance with a scheme first submitted to and approved in writing by the Local Planning Authority. The measures for Net Biodiversity Benefit 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 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 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

