

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	MISS JESSICA HOUGHTON	Code Number	LGC P/2022/0218
Agent	MR CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	01/03/2022
		Decision Date	09/06/2022

Town and Country Planning Act, 1990

Location of application

LAND OPPOSITE CAPEL PENUEL, OLD WHARF, PANDY, GLYN CEIRIOG, WREXHAM, LL20 7NT

Description of application

NEWID DEFNYDD TIR I ARDD, CODI STORFA LOGIAU AC ADEILAD ALLANOL (OL-WEITHREDOL) / CHANGE OF USE OF LAND TO GARDEN, ERECTION OF LOG STORE AND OUTBUILDING (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:-

EC12	Development and flood risk
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS11	Biodiversity
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	09/06/2022	Planning permission issued

Applicant	MISS JESSICA HOUGHTON	Code Number	LGC P/2022/0218
Agent	MR CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	01/03/2022
		Decision Date	09/06/2022

**Particulars of decision that permission be GRANTED
Subject to the following:-**

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) received 4/3/2022 and as contained within the application documentation.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and (or any order revoking, re-enacting that Order with or without modification), no buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed within the curtilage of the site under Class E of Schedule 2 Part 1.
3. Details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning authority prior to its installation on the site and the development shall only be carried out in strict conformity with such details as are thereby approved.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment Preliminary Ecological Appraisal, The Wharf, Pandy, Glyn Ceiriog, Wrexham, North Wales, LL20 7NT. Arbtech and dated 28/1/2022 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
5. The buildings shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling known as Capel Penuel, Old Wharf, Pandy LL20 7NT.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. Due to the restricted application site and its relationship with adjoining properties it is considered important to ensure that no additional development as described in the condition is carried out without the permission of the Local Planning Authority in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
3. To enable the control of matters not detailed in the application in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Applicant	MISS JESSICA HOUGHTON	Code Number	LGC P/2022/0218
Agent	MR CARL HUGHES HDS ARCHITECTURAL SERVICES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	01/03/2022
		Decision Date	09/06/2022

4. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

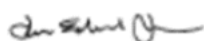
5. To safeguard the amenities of the area in accordance with policy GDP1a of the Wrexham Unitary Development Plan.

Note(s) to applicant

Your attention is drawn to Highway Supplementary Notes - 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

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

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