

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 TOM HOWARD	Code Number	LLR P/2021/0791
Agent	MR JOHN PUGH BRYN COCH LLANFAIR DC RUTHIN LL15 2SH	Date Received	19/01/2021
		Decision Date	15/09/2021

Town and Country Planning Act, 1990

Location of application

SYGUN Y PWLL, TOWER HILL, GARTH, TREVOR, LLANGOLLEN, LL20 7YH

Description of application

ESTYNIADAU BLAEN, OCHR A CEFN / FRONT, SIDE AND REAR EXTENSION

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

EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	15/09/2021	Planning permission issued
1	16/11/2021	Approval of details submitted in respect of condition 04.
2	01/02/2022	Non-material Amendments

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 JP/483/04, JP/483/08 (Rev A), JP/483/09 and as contained within the application documentation.

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Non-material amendment: 01/02/2022 **Reference Number:** P/2022/0091
By: Wrexham County Borough Council
Approved Details: JP/483/09 (Rev A)

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 detailed mitigation scheme in respect of bats has been submitted to and approved in writing by the Local Planning Authority, including a timescale for implementation. The scheme shall be implemented in accordance with the details as approved and shall thereafter be permanently retained.

Date Approved: 16/11/2021 **Reference Number:** P/2021/0965
By: Wrexham County Borough Council
Approved Details: Mitigation Plans Bats: JP/483/M1, JP/483/M2, JP/483/M3

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 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.

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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**Decision
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The applicant is reminded that a bat licence will be required from Natural Resources Wales, before any work commences



**Officer Appointed for this purpose
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

