

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 GLYN ROBERTS	Code Number	RUA P/2021/0689
Agent	MR GLYN ROBERTS BUILDING DESIGN SOLUTIONS BEECH COTTAGE WAVERLEY CRESCENT ROSSETT WREXHAM LL12 0EG	Date Received	05/07/2021
		Decision Date	27/10/2021

Town and Country Planning Act, 1990

Location of application

CHERRY RISE, PEN Y LAN, RUABON, WREXHAM, LL14 6HP

Description of application

TRAWSNEWID GAREJ A THY ALLAN YN ANNEDD DDOMESTIG /
GARAGE AND outhouse conversion into domestic dwelling

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

EC6	Biodiversity Conservation
GDP1	Development objectives
H3	Residential conversion of buildings outside settlement limits
H5	Housing in the countryside

Revision	Date	Description of Decision
0	27/10/2021	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 1:500 Proposed Block Plan received 03/08/2021, Dwg No. 02 Amended June 2021 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification), no further development shall take place under Classes A-E of Schedule 2 Part(s) 1, other than the development hereby granted permission.
5. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Wild banks Conservation and dated June 2021 approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.
6. Prior to commencement of the relevant part of works, full details of a hard and soft landscaping scheme, including position, appearance and height of all boundary treatments, and a timescale for the implementation of the works, shall be submitted to and approved in writing by the LPA.
7. The landscaping scheme submitted and approved in connection with condition no. 6 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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. 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.
5. 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.
6. 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.

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7. 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.



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