

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 & MRS PARKER	Code Number	ROS P/2021/0361
Agent	MR IAN HUNTER HUNTER ARCHITECTS AND PLANNERS 1ST FLOOR KENNEDY HOUSE 31 STAMFORD STREET ALTRINCHAM WA14 1ES	Date Received	19/02/2021
		Decision Date	08/11/2021

Town and Country Planning Act, 1990

Location of application

THE ELMS, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BB

Description of application

ESTYNIAD STORI SENGL GYDA GWAITH MEWNOL AC ALLANOL, RHAN DAU STOREY, RHAN ESTYNIAD CEFN STORI UNIG, GAREJ NEWYDD GYDA GYM UCHOD, DIWYGIO I FLAEN, OCHR A CHYFLWYNO CEFN GYDA BALCONI JULIETTE, DERBYN NEWYDD O WERTH NEWYDD / SINGLE STOREY EXTENSION WITH INTERNAL AND EXTERNAL WORKS, PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, NEW GARAGE WITH GYM ABOVE, AMENDMENT TO FRONT, SIDE AND REAR ELEVATIONS WITH A JULIETTE BALCONY, REMOVAL OF THE HEDGE AND NEW BOUNDARY WALL

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
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	08/11/2021	Planning permission issued

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

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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, 2063_P01, 2063_P1 0 B, 2063_P1 1B, 2063_P12B, 2063_P13E, 2063_P14B, 2063_P15A, 2063_P09 and as contained within the application documentation.
3. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:
1) Arboricultural Implication Assessment ref no. Murray Tree Consultancy Tree Report - PM/Full/06/04/21
No development or other operations shall take place except in strict accordance with the reports as approved.
4. The development shall be carried out in strict accordance with the following plans and report submitted and approved as part of this application:
1) The Elms, Darland Lane, Darland, Rossett, Wrexham, LL12 0BA Further Bat Surveys 17/9/2021
No development or other operations shall take place except in strict accordance with the recommendations within the report as approved.

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 protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 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.

Applicant MR & MRS PARKER

Code Number ROS P/2021/0361

Agent MR IAN HUNTER
HUNTER ARCHITECTS
AND PLANNERS
1ST FLOOR
KENNEDY HOUSE
31 STAMFORD STREET
ALTRINCHAM
WA14 1ES

Date Received 19/02/2021

Decision Date 08/11/2021



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

