

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	KAREN BENFIELD	Code Number	WRO P/2021/0335
Agent	KAREN BENFIELD OFFA COMMUNITY COUNCIL PARCIAU COMMUNITY CENTRE BELLEVUE ROAD WREXHAM LL12 7NH	Date Received	22/02/2021
		Decision Date	03/06/2021

Town and Country Planning Act, 1990

Location of application

HIGHTOWN BARRACKS, KINGSMILLS ROAD, , WREXHAM, , LL13 8NH

Description of application

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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
EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	03/06/2021	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) received 26 April 2021 and as contained within the application documentation.
3. The landscaping scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. 01A and specification within three months of the first use of the development with the

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exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.

4. The landscaping scheme as carried out in connection with condition no. 3 shall be retained for a minimum of 5 years. Within this timescale, any planting becoming severely damaged or seriously diseased, or is in poor physiological condition and/or are removed without the written permission of the Local Planning Authority shall be replaced with trees or shrubs of similar size and species to those originally required to be planted and within a timescale all to be submitted to and approved in writing by the Local Planning Authority.

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.

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.h
tm](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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