

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 REVEAL	Code Number	BRN P/2020/0747
Agent	GARY CHESTERS CARMEN NOOK LANE WESTON SHREWSBURY SY4 5LP	Date Received	04/11/2020
		Decision Date	08/01/2021

Town and Country Planning Act, 1990

Location of application

MOSS HOUSE, FENNS WOOD, FENNS BANK, WHITCHURCH, , SY13 3PD

Description of application

ESTYNIAD LLAWR CYNTAF I'R BUNGALO / FIRST FLOOR EXTENSION TO BUNGALOW

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
PS11	Biodiversity
PS2	Development and the environment

Revision	Date	Description of Decision
0	08/01/2021	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:
19-165b Proposed plans and elevations
19/165a Existing and location plan
and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:
 - details of protective measures to be taken to minimise the impacts;
 - details of measures to prevent or reduce incidental capture or killing (Reasonable Avoidance Measures in respect of Great Crested Newt).The Conservation Plan shall be carried out in accordance with the approved details.

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 that an approved Conservation Plan (Reasonable Avoidance Measures) is implemented, which protects any Great Crested Newt affected by the development.

Note(s) to applicant

The site adjoins a designated SSSI and SAC and detailed advice has been issued by Natural Resources Wales, available on the Council's website.



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

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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

