

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 S PROBIN	Code Number	BRN P/2020/0850
Agent	CHESHIRE VIEW PLANS MRS JULIE HORNER HAWKSVIEW COTTAGE CHURCH ROAD TILSTON NEAR MALPAS SY14 7HB	Date Received	30/11/2020 15/03/2021
		Decision Date	

Town and Country Planning Act, 1990

Location of application

, THE GRAIGS, LOWER WYCH, MALPAS, WREXHAM, , SY14 7JX

Description of application

DYMCHWEL GAREJ AC ESTYNIAD A CHODI ESTYNIAD A GAREJ/STOR /
DEMOLITION OF GARAGE AND EXTENSION AND ERECTION OF
GARAGE/STORE

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	15/03/2021	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 2113/1 Existing Floor Plans
2113/2 Existing Elevations
2113/3 Proposed Floor Plan

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2113/4 Proposed Elevations

Preliminary Root Assessment and Bird Survey (Jack Halpin 13/01/2021)
Great Crested Newt Reasonable Avoidance Method Statement (Jack Halpin 13/01/2021) 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.
4. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Jack Halpin and dated 13/01/2021 and titled: Preliminary Root Assessment and Bird Survey and Great Crested Newt Reasonable Avoidance Method Statement approved as part of this application. The mitigation and compensation measures hereby approved shall be fully implemented prior to first use of the development.

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



Officer Appointed for this purpose

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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

