In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr Harry Thomas

Agent Mr Mike Blears
The Bungalow, Nant Road, Bwlchgwyn, Wrexham, United Kingdom, LLll 5YN

Reference P/2025/0175

Date Received 26/02/2025

Decision Date 01/05/2025

Town and Country Planning Act, 1990

Location of Application

3 SPRINGFIELD VILLAS, ABERNANT, ACREFAIR, WREXHAM, LL14 3SN

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	30/04/2025	Planning permission issued
1	12/08/2025	P/2025/0562 Non-Material Amendment to Planning Permission P/2025/0175 to amend roof design

Particulars of decision : GRANTED subject to the following:-

Condition(s)

In pursuance of its powers under the Acts an 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 Harry Thomas

Agent Mr Mike Blears
The Bungalow, Nant Road, Bwlchgwyn, Wrexham, United Kingdom, LLll 5YN

Reference P/2025/0175

Date Received 26/02/2025

Decision Date 01/05/2025

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

   The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): 1) Proposed Ground Floor Plan - Drawing Number 25-02-PL04 - dated February 2025, 2) Accompanying Application Form, 3) Location Plan Drawing Number 25-02-PL05 - dated February 2025 and 4) Proposed Elevations - Drawing Number 25-02-PL05 - dated February 2025.

   Non-material amendment reference number P/2025/0562

   Deleted Plan Reference: Proposed Ground Floor Plan - 25-02-PL04 & Proposed Elevations - 25-02-PL05

   Approved Plan Reference: Ground Floor Plan As Proposed - 25-02-PL04 Rev A & Elevations As Proposed - 25-02-PL05 Rev A

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on the accompanying Green Infrastructure Statement have been implemented in full. The measures shall thereafter be maintained for the lifetime 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 91(3) 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 DM1, SP12 and SP14 of the Wrexham Local Development Plan.

4. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

In pursuance of its powers under the Acts an 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 Harry Thomas

Agent Mr Mike Blears
The Bungalow, Nant Road, Bwlchgwyn, Wrexham, United Kingdom, LLll 5YN

Reference P/2025/0175

Date Received 26/02/2025

Decision Date 01/05/2025

Note(s) to applicant

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council