

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 IAN ROBERTS

Agent MR STUART HATHERALL
BLUEPRINT ARCHITECTURAL
SERVICES

Reference P/2024/0292

Decision Date 03.06.2024

Town and Country Planning Act, 1990

Location of Application

ROSE COTTAGE, NEWELL DRIVE, RUABON, WREXHAM, LL14 6PT

Description of Application

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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

SP12 - Design Principles & Masterplanning Framework

SP14 - Natural Environment

SP2 - Location of Development

Revision	Date	Description of Decision
0	2024-06-03	Planning permission issued

Particulars of decision: 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 following plan(s) and document(s):

Dwg No: RI34/003 REV C - Proposed Plans & Elevations
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on Dwg No: RI34/003 REV C have been implemented in full. The measures shall thereafter 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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12

Note(s) to applicant

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You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

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

A handwritten signature in black ink, appearing to be 'DF', written in a cursive style.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
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](#)