

Applicant MR STEPHEN
MITCHELL

Reference P/2024/0184

Decision Date 19/06/2024

Town and Country Planning Act, 1990

Location of Application

28 LORD STREET, WREXHAM, LL11 1LR

Description of Application

ADDASIADAU I'R FFENESTRI A'R DRYSAU PRESENNOL AR FLAEN Y SIOP A GOSOD ADLEN

ALTERATIONS TO EXISTING SHOP FRONT WINDOWS AND DOORS AND INSTALLATION OF AWNING

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

Wrexham Local Development 2013 – 2028:

SP2 Location of development

SP7 Wrexham City

SP8 Economic Growth, employment and enterprise

SP11 Transport and accessibility

SP12 Design principles

SP13 Health and wellbeing

SP14 Natural environment

DM1 Development management principles

T1 Managing transport impacts

Revision	Date	Description of Decision
0	19/06/2024	Planning permission issued

Particulars of decision : 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.

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



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2. The development shall only be carried out in strict accordance with the details shown on the the plans and documents received 19/3/2024 and applicant email dated 29/5/2024.
3. The external surfaces of the building(s) shall be constructed of the materials specified on the approved plans.
4. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) show on the submitted plans and applicant email dated 18/6/2024 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 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 11.

Note(s) to applicant

Detailed advice has been issued by the highway authority and public protection which is available on the Council's planning applications website.

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



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A handwritten signature in black ink, appearing to be 'DF', written over a light blue rectangular background.

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](#)