

**Applicant** LYNDA OLIVER

**Reference** P/2024/0235

**Decision Date** 06/06/2024

---

### **Town and Country Planning Act, 1990**

#### **Location of Application**

GLASCOED, DOLYWERN, PONTFADOG, LLANGOLLEN, WREXHAM, LL20 7AG

#### **Description of Application**

NEWID DEFNYDD O DIR AMAETHYDDOL I DDEFNYDD PRESWYL A CHODI  
SIED GOED (YN OL-WEITHREDOL)  
/ CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL USAGE AND  
ERECTION OF TIMBER SHED (IN RETROSPECT)

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

#### **Wrexham Local Development 2013 – 2028:**

DM1- Development Management Considerations  
NE1 - International and National Nature Conservation Designations  
NE3 - Trees, Woodlands and Hedgerows  
NE5 - Special Landscape Areas  
SP11 - Transport and Accessibility  
SP12 - Design Principles & Masterplanning Framework  
SP13 - Health and Wellbeing  
SP14 - Natural Environment

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

**Particulars of decision: GRANTED subject to the following:-**

#### **Condition(s)**

1. The development shall only be carried out in strict accordance with the details shown on the approved plans received on 16/4/2024.

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** LYNDA OLIVER

**Reference** P/2024/0235

**Decision Date** 06/06/2024

2. The external surfaces of the building(s) shall be constructed of the materials specified on the approved plans.
3. The development hereby permitted shall not be occupied until measures to deliver net benefit for biodiversity (NBB) shown on the statement received 4/6/2024 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.
4. The building shall not be occupied at any time other than for purposes incidental to the residential use of the dwelling house known as Glascoed, Dolywern, Pontfadog LL20 7AG

#### **Reason(s)**

- 1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.
- 2 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.
- 3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.
- 4 To safeguard the amenities of the area in accordance with policy DM1 of the Wrexham Local Development Plan

A handwritten signature in black ink, appearing to read 'DF', located below the reasons section.

**David Fitzsimon**

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam  
Chief Officer Economy and Planning, Wrexham County Borough Council***

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** LYNDA OLIVER

**Reference** P/2024/0235

**Decision Date** 06/06/2024

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)