

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 ALEX ARESTI OMEGA CARE GROUP	Code Number	GWE P/2023/0638
Agent	O ROUKE DESIGNS MR JAMES O ROURKE 9 SWANSEA CLOSE GARSTON LIVERPOOL L19 2HF	Date Received	16/08/2023
		Decision Date	04/12/2023

Town and Country Planning Act, 1990

Location of application

1, OAKLEA CLOSE, PANDY, WREXHAM, LL11 2AU

Description of application

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In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC6	Biodiversity Conservation
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	04/12/2023	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 01 and 02 and as contained within the application documentation.

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3. The development hereby permitted shall not be occupied until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been implemented in accordance with a scheme first submitted to and approved in writing by, the Local Planning Authority. The approved scheme shall be retained thereafter

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 the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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