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 Ian Parry

Agent Mr Craig Baugh
41 Foster Road,
Wrexham, United
Kingdom, LL11 2LT

Reference P/2024/1105

Date Received 14/06/2024

Decision Date 20/08/2024

Town and Country Planning Act, 1990

Location of Application

22 STANLEY ROAD, PONCIAU, WREXHAM, LL14 1HH

Description of Application

ESTYNIAD UNLLAWR I GEFN YR EIDDO A ESTYNIAD DEULAWR I GEFN YR EIDDO / SINGLE STOREY REAR EXTENSION AND TWO 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
TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development
SP12 - Design Principles & Masterplanning Framework
DM1- Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
T1 - Managing Transport Impacts

Revision	Date	Description of Decision

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

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0	20/08/2024	Planning permission issued
1	19/11/2025	P/2025/0866 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2024/1105 TO AMEND APPROVED PLANS - AMEND FLOOR PLANS AND ELEVATIONS

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.

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's 906/L(-)01, 906/Sk02, 906/Sk03, 906/Sk04 RevA, 906/Sk05 and Green Infrastructure and Net Biodiversity Benefit Form.

   Plans amended under application reference P/2025/0866

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 measures to deliver net benefit for biodiversity (NBB) show on DWG No. 906/Sk05 and Green Infrastructure and Net Biodiversity Form and have been implemented in full. The measures shall thereafter maintained for the lifetime of the development.

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

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Date Received 14/06/2024

Decision Date 20/08/2024

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.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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