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 Lee Jones

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2024/1409

Date Received 09/09/2024

Decision Date 22/10/2024

Town and Country Planning Act, 1990

Location of Application

23 PARK AVENUE, WREXHAM, LL12 7AL

Description of Application

ESTYNIAD AIL LAWR I OCHR YR EIDDO
TWO STOREY SIDE 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

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP11 - Transport and Accessibility
SP14 - Natural Environment
T1 - Managing Transport Impacts

Revision	Date	Description of Decision
0	22/10/2024	Planning permission issued
1	19/09/2025	Non Material Amendment – Approved – P/2025/0686
2	01/12/2025	Non Material Amendment – Approved – P/2025/0865

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.

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Site Location Plan & As Existing Site Plan - dated 23/08/24 - Dwg No PL/PD/07, Site Location Plan & Proposed Site Plan - dated 23/08/24 - Dwg No PL/PD/08, Proposed First Floor Plan - dated 09/09/24 - Dwg No PL/PD/05 and Accompanying Application Form.

Non-Material Amendment – P/2025/0686 – 19/09/2025

Approved Plans: -

- **Proposed Elevations - PL/PD/06 - Rev A - Bi-Fold Doors Added on the 01.09.2025.**
- **Proposed Ground Floor Plan - PL/PD/04 - Rev A - Bi-Fold Doors Added on the 01.09.2025.**

Non-Material Amendment – P/2025/0865 – 01/12/2025

Approved Plans: -

- **Site Location Plan & Proposed Site Plan - Drawing Number PL/PD/08 - Rev A - dated 12.11.2025**
- **Proposed First Floor Plan - Drawing Number PL/PD/05 - Rev A - dated 12.11.2025**
- **Proposed Elevations - Drawing Number PL/PD/06 - Rev B - dated 12.11.2025**
- **Proposed Ground Floor Plan - Drawing Number PL/PD/04 - Rev B - dated 12.11.2025**

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 the measures to deliver net benefit for biodiversity (NBB) shown on the Accompanying Green Infrastructure and Net Biodiversity Benefit Statement - dated the 9th September have been

implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. All vehicles required to service and implement this development during the construction process must not park in front of Number 23 Park Avenues front gate/existing pedestrian access point positioned on Park Avenue.

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.

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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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.

5 To ensure constant and suitable access at all times to the properties opposite the application site and also safe ingress and visibility at all times at the highway junction located on the corner of Park Avenue and Pen Y Maes Avenue.

Note(s) to applicant

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

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
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