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 MRS ALISON KYNASTON-MAINWARING

Agent MR WILLIAM FLINT
FLINT ARCHITECTURE,
THE STUDIO, PLAS YN
GROVE,HORSESHOE LANE, SHROPSHIRE
SY12 9JT

Reference P/2024/1018

Date Received 09/05/2024

Decision Date 20/12/2024

Town and Country Planning Act, 1990

Location of Application

HORSLEY LODGE, HOSELEY LANE, MARFORD, WREXHAM, LL12 8YD

Description of Application

ADDASU AC ESTYN TY, YN CYNNWYS TROS'IR ATIG A CHREU ISLAWR GYDA GAREJ
ALTERATIONS AND EXTENSIONS TO EXISTING HOUSE INCLUDING LOFT CONVERSION AND ADDITION OF BASEMENT WITH GARAGE

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

National Policies and Technical Advice Notes (TAN):
TAN 12 : Design

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
SP12 - Design Principles & Masterplanning Framework
SP2 - Location of Development

Revision	Date	Description of Decision
0	20/12/2024	Planning permission issued
1	04/03/2026	Discharge of Conditions 3 (Materials) and 8 (Landscape Plans)

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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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): PL09 Rev 02, PL08 Rev 02, PL07 Rev 02, PL03 Rev 02, PL01 REV 2

3. Prior to the commencement of the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

   Condition 3 Discharged 04/03/2026

4. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on Ecological Impact Assessment REF HOR100723 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

6. Prior to first use of the vehicular access hereby approved, the access shall be surfaced with hard bound materials (e.g. bituminous macadam) for a minimum distance of 10 metres behind the adjoining highway.

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7. Prior to first use of the development hereby permitted the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

8. No development shall take until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority.

   Condition 8 Discharged 04/03/2026

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within shall be erected, constructed or placed across the access within 11 metres of the highway boundary.

10. The existing vehicular access as shown on the plan numbered3659-01-D02 REV A shall be permanently closed up prior to first use of the new vehicular access hereby approved in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

11. Prior to first use of the development a verge crossing to the site shall be constructed in strict accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

12. Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. 3659-01-D02 REV A

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Decision Date 20/12/2024

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.

5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

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8. 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.

9. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

10. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

11. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

12. In the interests of highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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