

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 MICHAEL NATHAN SOURCED PROPERTIES LTD	Code Number	CEF P /2023 /0234
Agent	SHATTOCK ASSOCIATES MR MICHAEL SHEPHERD CLIFF VIEW HOUSE LONG STREET CROSCOMBE BA5 3QQ	Date Received	04/04/2023
		Decision Date	08/11/2023

Planning (Listed Buildings and Conservation Areas) Act, 1990

Location of application

FORMER HSBC BANK, 26 WELL STREET, CEFN MAWR, WREXHAM, LL14 3AE

Description of application

ARDAL GADWRAETH – DYMCHWEL ESTYNIAD CEFN / CONSERVATION AREA - DEMOLITION OF REAR EXTENSION

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

EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas

Particulars of decision that Consent 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 22308/04 Proposed Elevations, 22308/03 Proposed Floor Plans and as contained within the application documentation.

Applicant	MR MICHAEL NATHAN SOURCED PROPERTIES LTD	Code Number	CEF P /2023 /0234
Agent	SHATTOCK ASSOCIATES MR MICHAEL SHEPHERD CLIFF VIEW HOUSE LONG STREET CROSCOMBE BA5 3QQ	Date Received	04/04/2023
		Decision Date	08/11/2023

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.



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