

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 PETER ROBERTS	Code Number	GRE P/2021/1212
Agent	MR JOE WEIGH BASE ARCHITECTURE AND DESIGN LTD 23 CHRISTLETON ROAD CHESTER CH3 5UF	Date Received	20/12/2021
		Decision Date	06/04/2022

Town and Country Planning Act, 1990

Location of application

PINE RIDGE, PISTYLL HILL, MARFORD, WREXHAM, LL12 8LE

Description of application

ADEILADU ESTYNIADAU UNLLAWR, ADDASIADAU I'R TO A CHREU
BALCONIAU / ERECTION OF SINGLE STOREY EXTENSIONS,
ALTERATIONS TO ROOF AND ERECTION OF BALCONIES

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

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	06/04/2022	PLANNING PERMISSION ISSUED
1	25/08/2022	NON MATERIAL AMENDMENT P/2022/0683 ISSUED
2	10/03/2023	NON MATERIAL AMENDMENT P/2022/1077 TO ALLOW CHANGES TO APPROVED ELEVATION PLANS
3	21/02/2024	NON-MATERIAL AMENDMENT P/2024/0041 TO AMEND FLOOR PLANS AND ELEVATIONS

Particulars of decision that permission be 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 approved drawing(s) numbered PL-002, PL-003, PL-004, P-005 and as contained within the application documentation.

App Ref No: P/2022/1077 **Documents Approved :** PL-002A Existing and Proposed site Plan, NMA-001 Proposed Floor Plans, NMA-002 Proposed Elevations **Approved by:** Wrexham County Borough Council **Date:** 10/03/2023

App Ref No: P/2024/0041 **Documents Approved :** NMA-002B Rev B Proposed Elevations and NMA-001B Rev B Proposed Floor Plans **Approved by:** Wrexham County Borough Council **Date:** 21/02/2024

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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.

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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
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

