

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 AND MRS CHRIS AND KIM MHILL	Code No	HAN P/2024/0108
Agent	MR G MARK ROBERTS MCCORMICK ARCHITECTURE LTD THE MOORINGS ROWTON BRIDGE ROAD CHRISLETON CHESTER CH3 ALE	Date Received	02/02/2024
		Decision Date	16/05/2024

Town and Country Planning Act, 1990
Section 73

Location of application

WELLINGTON HOUSE, PEARTREE LANE, HALGHTON, HANMER,
WHITCHURCH, SY13 3DU

Description of application

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DDIWYGIO CYNLLUN ANNEDD / VARIATION OF CONDITION 2 OF
PLANNING PERMISSION P/2021/1116 TO AMEND DESIGN OF DWELLING

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

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

Revision	Date	Description of Decision
0	16/05/2024	Planning permission issued

Particulars of decision that permission 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.

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2. The development shall be carried out in accordance with the following approved plans and documents:
 - Dwg No: A(050)01 - Location Plan
 - Dwg No: A(200)02 - Proposed Site Plan as revised
 - Dwg No: A(300)01 - Proposed Floor Plans & Elevations as revised
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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 Policy DM1 of the Wrexham Local 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.

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

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