

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	M & MRS ANDREW ALMOND	Code Number	LGC P/2022/0666
Agent	GREENSPACE ARCHITECTS JAMES BENNETT OLD TOWN HALL HIGH STREET ELLESMERE SHROPSHIRE SY12 0EJ	Date Received	19/07/2022
		Decision Date	13/09/2022

Town and Country Planning Act, 1990

Location of application

Y BONC, NANTYR, LLANGOLLEN, LL20 7DD

Description of application

ESTYNIAD UNLLAWR WRTH YR OCHR A'R CEFN AC ESTYNIAD LLAWR
CYNTAF UWCHBEN Y GAREJ / SINGLE STOREY EXTENSION TO SIDE
AND REAR AND FIRST FLOOR EXTENSION ABOVE GARAGE

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	13/09/2022	Planning permission issued
1	25/10/2023	P/2023/0650 – Non-Material Amendment to amend plans

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.
2. The development shall only be carried out in strict accordance with the amended plan(s) numbered as follows:
 - Job no. 21-38, Sheet No. A101 Rev E,

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- Job no. 21-38, Sheet A102 Rev E,
- Job no. 21-38, Sheet A300 Rev F,
- and approved plan Job no. 21-38, Sheet A001 Rev A.

Non-Material Amendment: P/2023/0650 Date: 25/10/2023
By: Wrexham County Borough Council
Deleted Drawing Refs: 21-38 A101 REV E; 21-38 A102 REV E; 21-38
A300 REV F.
Approved Amended Drawing Refs: 21-38 A101 REV H; 21-38 A102
REV H; 21-38 A103 REV B; 21-38
A300 REV I.

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 Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.

Applicant M & MRS ANDREW
HOLLAND

**Code
Number** LGC P/2022/0666

Agent GREENSPACE
ARCHITECTS
JAMES BENNETT
OLD TOWN HALL
HIGH STREET
ELLESMERE
SHROPSHIRE
SY12 0EJ

**Date
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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.

