

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 DALE PRITCHARD	Code	LLA P/2024/0091
Agent	MR DAFYDD EDWARDS BLUEPRINT ARCHITECTURAL SERVICES OFFICE 34K REDWITHER TOWER WREXHAM LL13 9XT	No Date Received	26/01/2024
		Decision Date	01/05/2024

Town and Country Planning Act, 1990
Section 73

Location of application

CIL TYWODFAEN, FFORDD GWENLLIAN, LLAY, WREXHAM, LL12 0UW

Description of application

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DYLUNIAD ANNEDD / VARIATION OF CONDITION 2 OF PLANNING
PERMISSION P/2022/0449 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
NE3	Trees, Woodlands and Hedgerows
SP11	Transport and Accessibility
SP12	Design Principles & Masterplanning Framework
SP13	Health and Wellbeing
SP2	Location of Development
T1	Managing Transport Impacts

Revision	Date	Description of Decision
0	01/05/2024	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 only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:
P138/004 Location plan and site plan
P138/005D Proposed plans and elevations
and as contained within the application documentation.
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.



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