

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 STEFAN PAUDLER	Code Number	COE P/2021/1097
Agent	IAN STOCKDALE IAN STOCKDALE ARCHITECTS 7 PENDRAGON COURT WREXHAM LL13 7GY	Date Received	11/11/2021
		Decision Date	03/10/2023

Town and Country Planning Act, 1990

Location of application

GREEN ACRES, HEOL MAELOR, COEDPOETH, WREXHAM, LL11 3LY

Description of application

ANECs NEWYDD ARFAETHEDIG YN YR ARDD I GAEL EI DDEFNYDDIO'N ATEGOL I'R PRIF DY / PROPOSED NEW ANNEXE IN GARDEN TO BE USED ANCILLARY TO THE MAIN HOUSE

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

EC6	Biodiversity Conservation
GDP1	Development objectives

Revision	Date	Description of Decision
0	03/10/2023	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered ISP-3284-002 Revision A and ISP-3284-001 Revision A and as contained within the application documentation.
3. The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Green Acres, Heol Maelor, Coedpoeth.

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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. In the interests of residential amenity because the building relies a shared access and garden area and to protect the integrity of the River Dee and Bala Lake Special Area of Conservation, in accordance with policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note 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

