

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 JONES	Code Number	LGC P/2023/0254
Agent	FORGE PROPERTY CONSULTANTS MR DAVE BATES LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SHROPSHIRE SY11 4ER	Date Received	18/04/2023
		Decision Date	09/10/2023

Town and Country Planning Act, 1990

Location of application

TY LLWYD, HIGH STREET, GLYN CEIRIOG, , WREXHAM, LL20 7EH

Description of application

CODI ESTYNIAD CYSWLLT UN LLAWR YN Y CEFN/ERECTION OF SINGLE STOREY REAR LINK EXTENSION.

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

EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Revision	Date	Description of Decision
0	09/10/2023	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) Jones prop-002 Revision A and as contained within the application documentation.

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3. The development shall be carried out in strict accordance with the findings and recommendations contained within the Ecology Assessment as carried out by Arbor Vitae Environment Ltd and dated 18/04/2023 approved as part of this application. The mitigation and enhancement measures identified within Part 6 of the report hereby approved shall be fully implemented prior to the first use of the development, and shall be retained thereafter for the lifetime of the development.

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 protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that this permission does not in itself authorise the carrying out of the development hereby permitted until the necessary Listed Building Consent has been obtained. Your concurrent application for Listed Building Consent has now been forwarded to Cadw for their consideration.



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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