

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 R DAVIES	Code	MIN P/2023/0700
Agent	BOB DEWEY BOB DEWEY PLANNING THE GABLES LLANFYNYDD WREXHAM LL11 5HG	No Date Received	29/09/2023
		Decision Date	12/02/2024

Town and Country Planning Act, 1990
Section 73

Location of application

LYNWOOD, MAESYFYNNON ROAD, MINERA, WREXHAM, , LL11 3DE

Description of application

YMLACIO AMOD RHIF 1 P/2013/0651 I GADW WAL AC ARDAL ARDD AR
GYFER EIDDO / RELAXATION OF CONDITION 1 OF P/2013/0651 TO
RETAIN WALL AND GARDEN AREA FOR PROPERTY

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
NE1	International and National Nature Conservation Designations
NE2	Local Designations for Nature Conservation and Geological
NE6	Importance
SP11	Waste Water Treatment and River Water Quality
SP12	Transport and Accessibility
SP13	Design Principles & Masterplanning Framework
SP14	Health and Wellbeing
T1	Natural Environment
	Managing Transport Impacts

Revision	Date	Description of Decision
0	12/02/2024	Planning permission issued

Particulars of decision that permission be GRANTED

Note(s) to applicant

The development is adjacent to a public right of way and the applicant should ensure that the right of way is not interfered with. A formal diversion or part extinguishment may be required. Further guidance can be obtained by contacting the Council's Rights of Way Officer on 01978 792761.

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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