

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 SIMON WOODS	Code Number	WRO P/2023/0744
Agent	MR SIMON WOODS DERWEN LODGE 43 RUABON ROAD WREXHAM LL13 7PL	Date Received	23/02/2023
		Decision Date	10/01/2024

Town and Country Planning Act, 1990

Location of application

DERWEN LODGE, 43 RUABON ROAD, WREXHAM, LL13 7PL

Description of application

GODSOD FFENESTRI NEWYDD I'R BLAENLUN / INSTALLATION OF REPLACEMENT WINDOWS TO FRONT ELEVATION.

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
SP12	Design Principles & Masterplanning Framework
SP15	Historic and Cultural Environment

Revision	Date	Description of Decision
0	10/01/2024	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered quote reference 535524 REV 3 dated 14/12/2023, and as contained within the application documentation.
3. Prior to their installation, details of the colour of the replacement windows shall be submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in accordance with approved details.

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DERWEN LODGE
43 RUABON ROAD
WREXHAM
LL13 7PL

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Decision Date

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 adopted Wrexham Local Development Plan and TAN 12 (Design).

Note(s) to applicant



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

