

In pursuance of its powers under the Acts an 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	KEEBLE	Code Number	GRE P/2023/0817
Agent	MR STEVE CURWELL T8 THE FOLLY PEPPER STREET CHRISTLETON CHESTER CH3 7AG	Date Received	15/11/2023
		Decision Date	16/01/2024

Town and Country Planning Act, 1990

Location of application

ROFT, CARTHAGENA LANE, GRESFORD, WREXHAM, LL12 8UT

Description of application

GOSOD TERAS UCHEL YN Y CEFN (OL-WEITHREDOL) / INSTALLATION OF RAISED REAR TERRACE (IN RETROSPECT)

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 Importance
SP2	Location of Development

Revision	Date	Description of Decision
0	16/01/2024	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The fence along the northern boundary shall not be removed or reduced in height below 1.8m unless otherwise agreed in writing by the Local Planning Authority.

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2. In the event that the planting along the northern boundary is removed or reduced to a height below 1.8m a suitable alternative shall be planted in accordance with details to be submitted to and agreed by the Local Planning Authority and thereafter permanently retained in accordance with the approved details.

Reason(s)

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.
2. To protect the amenities of the occupiers of nearby properties 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

