

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	MRS LINDA BROWSE	Code Number	WRO P/2023/0587
Agent	MRS LINDA BROWSE 70 RUABON ROAD WREXHAM LL13 7PH	Date Received	27/07/2023
		Decision Date	10/01/2024

Town and Country Planning Act, 1990

Location of application

70 RUABON ROAD, WREXHAM, LL13 7PH

Description of application

FFENESTR FAE NEWYDD / REPLACEMENT BAY WINDOW.

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 be carried out strictly in accordance with the following approved plans and documents:
 - Dwg No: 23000
 - Floor Plans and Elevation Drawings (Un-numbered and un-dated)
 - Email from Applicant (Received: 26/10/2023)
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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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. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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

