

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 GEORGE OLIVERIA	Code Number	RHO P/2022/1065
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	19/12/2022
		Decision Date	12/05/2023

Town and Country Planning Act, 1990

Location of application

9 HEOL OFFA, JOHNSTOWN, WREXHAM, LL14 2BA

Description of application

ESTYNIAD UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY
SIDE AND REAR EXTENSION

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

GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	12/05/2023	Planning permission issued
1	03/08/2023	Non Material Amendment granted, 03/08/2023. Application P/2023/0442 refers

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 HO/PD/01 Revision E, HO/PD/02 Revision E, HO/PD/05 Revision C, and as contained within the application documentation.

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3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
Planning Reference : P/2023/0442 **Amendments approved** : Use of render instead of facing brickwork **Approved By** : Wrexham County Borough Council **Date** : 03/08/2023

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

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Environmental Health & Housing Standards Team on 01978 292040



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

