

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 & MRS FARRELLY	Code Number	MAE P/2021/0488
Agent	MR R S GRATTON PARRY DAVIES ARCHITECTS LTD STUDIO 55:22 NORTH WALES BUSINESS PARK CAE EITHIN ABERGELE LL22 8LJ	Date Received	17/05/2021
		Decision Date	08/09/2021

Town and Country Planning Act, 1990

Location of application

THE LODGE, LLANERCH PANNA, TUDOR DRIVE, PENLEY, WREXHAM, LL13 0LR

Description of application

ESTYNIAD CEFN DEULAWR / TWO STOREY 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:-

EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives

Revision	Date	Description of Decision
0	08/09/2021	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 1:50 Proposed First Floor Plan (received 23rd June 2021, 1:500 Proposed Block Plan Rev A (received 24th June 2021), 1:100 Proposed Elevations Rev A (received 24th June 2021) and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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4. The development shall be carried out in strict accordance with the following plans and report(s) submitted and approved as part of this application:

*1) Arboricultural Implication Assessment ref no.21/AIA/WXM/284 - Tree Solutions: August 2021

*2) Tree Protection Plan ref no. 21/AIA/WXM/284/Dwg 03

No development or other operations shall take place except in strict accordance with the reports as approved.

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.
4. To protect trees which are of significant amenity value to the area in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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