

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 BERIL AKAD	Code Number	BRO P/2021/0068
Agent	MR BERIL AKAD 15 MOSS VALLEY COURT NEW BROUGHTON WREXHAM LL11 6FB	Date Received	25/01/2021
		Decision Date	24/03/2021

Town and Country Planning Act, 1990

Location of application

15, MOSS WOOD COURT, NEW BROUGHTON, WREXHAM. LL11 6FB

Description of application

ESTYNIAD DEULAWR OCHR A CHEFN A GAREJ AR WAHAN / TWO STOREY SIDE AND REAR EXTENSION AND DETACHED GARAGE

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	24/03/2021	PLANNING PERMISSION ISSUED
1	31/01/2023	P/2022/1013 NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2021/0068 TO AMEND APPROVED PLANS

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.

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2. The development shall only be carried out in strict accordance with the amended plan(s) numbered 2021/MWC/02 (Rev A)
S96 Non-material amendment Approved on: 31/01/2023
Reference Number: P/2022/1013
By: Wrexham County Borough Council
Deleted Drawing Refs: 2021/MWC/02 (Rev A)
Approved Amended Drawing Refs: 2021/MWC/02 (Rev B) November 2022
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.
4. The vehicular parking area as shown on approved drawing numbers(s) 2021/MWC/02 (Rev A) shall be fully laid out, surfaced and drained prior to first use of the development. This parking area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of motor vehicles at all times.

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 provide for the parking of vehicles clear of the highway in accordance with Policies GDP1 and T8 of the Wrexham Unitary 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

