

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 TOM FLETCHER	Code Number	WRO P/2021/0928
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	21/09/2021
		Decision Date	14/12/2021

Town and Country Planning Act, 1990

Location of application

REAR OF 27 POYSER STREET, WREXHAM, LL13 7RT

Description of application

CAIS I GYMERADWYO MATERION A GADWYD YN ÔL YN DILYN CANIATAD CAIS CYNLLUNIO AMLINELLOL P/2018/0749 MYNEDIAD, YMDDANGOSIAD, TIRLUNIO, CYNLLUN A GRADDFA) / APPLICATION FOR APPROVAL OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION P/2018/0749 ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE

Submission of Reserved Matters pursuant to Outline Planning Permission Code No. Granted on 18/12/2021 and in accordance with the conditions attached to that permission

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
T8	Parking

Revision	Date	Description of Decision
0	14/12/2021	RESERVED MATTERS APPROVAL ISSUED
1	20/09/2023	P/2021/0491 - DISCHARGE OF CONDITION 2 (SAMPLES) OF RESERVED MATTERS APPROVAL P/2021/0928

Particulars of decision APPROVAL of reserved matters

Subject to the following:-

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Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered F045/002 Rev D and F045/004, and as contained within the application documentation.
2. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Approved on: 20/09/2023 **Reference Number:** P/2023/0491

By: Wrexham County Borough Council

Approved Materials:

Brick	Butterley Forterra County Muti Dragface
Roof	Grey Marley Modern Grey Tile
Windows	White UPVC

3. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the building.
4. The landscaping and boundary treatment scheme approved as part of this application shall be fully implemented in strict accordance with approved drawing no. F045/002 Rev D within three months of the first use of the development with the exception of soft landscaping which shall be carried out in the first planting season (November to March) or seeding season (April to September) following the first use.
6. The boundary treatments implemented in connection with condition no. 4 shall be permanently retained and shall only be replaced on a like for like basis.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

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2. 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.
3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
4. 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.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

The Applicant is advised that the development to which these reserved matters are pursuant shall commence by 14/12/2023.

The planning condition nos. 4 and 5, as attached to the outline permission relating to issues of contamination, remain valid and have not yet been formally discharged.



**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