

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 SARAH HAYCOX	Code Number	ISY P/2022/0969
Agent	MRS SARAH HAYCOX COBHAM COTTAGE BOWLING BANK ISYCOED WREXHAM LL13 9RY	Date Received	31/10/2022
		Decision Date	16/12/2022

Town and Country Planning Act, 1990

Location of application

COBHAM COTTAGE, BOWLING BANK, ISYCOED, WREXHAM. LL13 9RY

Description of application

NEWID DEFNYDD O DIR I GWRTIL PRESWYL / CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE

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

GDP1

PS1 Settlement limits

PS2 Development and the environment

Revision	Date	Description of Decision
0	16/12/2022	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 in the 'Block Plan as Proposed', the additional information received on 8th December 2022 and as contained within the application documentation.

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3. 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 buildings (to include garages, sheds, greenhouses, outbuildings etc) shall be erected, or placed on the land edged red on the approved plan under Class E of Schedule 2 Part 1.

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. Due to the sites location within open countryside and in the interests of the visual amenities of the surrounding rural area.



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