

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 KATE NOBLE	Code Number	ROS P/2022/1060
Agent	MRS KATE NOBLE BODALYN CHESTER ROAD ROSSETT WREXHAM LL12 0HN	Date Received	19/12/2022
		Decision Date	15/02/2023

Town and Country Planning Act, 1990

Location of application

BODALYN, CHESTER ROAD, ROSSETT, WREXHAM. LL12 0HN

Description of application

GOSOD FFENESTRI NEWYDD / INSTALLATION OF REPLACEMENT WINDOWS

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

EC7	Conservation Areas
GDP1	Development objectives

Revision	Date	Description of Decision
0	15/02/2023	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) named 'Large Drawings with Setting Out' dated 07/12/2022 from Derwen Joinery Ltd and as contained within the application documentation.

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3. No window materials shall be used other than those detailed within the approved application documentation.
4. Prior to first use of the development, all external joinery shall receive a painted white finish. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

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 ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 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

