

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

|                  |                                                                              |                      |                 |
|------------------|------------------------------------------------------------------------------|----------------------|-----------------|
| <b>Applicant</b> | MR CARL BATESON                                                              | <b>Code Number</b>   | OVE P/2023/0099 |
| <b>Agent</b>     | BDS GWYNEDD<br>MR H GARTEH JONES<br>7 LLYS MEIRION<br>CAERNARFON<br>LL55 1LE | <b>Date Received</b> | 10/02/2023      |
|                  |                                                                              | <b>Decision Date</b> | 12/04/2023      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

1 SCHOOL LANE, OVERTON, WREXHAM, LL13 0ES

#### **Description of application**

NEWID SIMNAI YNG NGHEFN YR EIDDO / REPLACEMENT OF FLUE TO REAR OF PROPERTY

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

|      |                                 |
|------|---------------------------------|
| EC5  | Special Landscape Areas         |
| GDP1 | Development objectives          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 12/04/2023 | 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 works granted consent shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered AL.02.01, 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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|                  |                                                                              | <b>Decision Date</b> |                          |

**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.

**Note(s) to applicant**



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

