

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 ANNA LEWIS-WILLIAMS	Code Number	LLA P/2022/0810
Agent	ARKIFY 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	Date Received	07/09/2022
		Decision Date	14/12/2022

Town and Country Planning Act, 1990

Location of application

10, PENDERYN WAY, LLAY, WREXHAM. LL12 0RW

Description of application

ESTYNIADAU UNLLAWR I OCHR A CHEFN YR EIDDO / SINGLE STOREY
SIDE AND REAR EXTENSIONS

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

Revision	Date	Description of Decision
0	14/12/2022	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 on the approved drawing(s) numbered A300 Rev C, A101 Rev B, A102 Rev C and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.

Applicant MRS ANNA LEWIS-
WILLIAMS

**Code
Number** LLA P/2022/0810

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36 PLAS TIRION
JOHNSTOWN
WREXHAM
LL14 1UR

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**Decision
Date** 14/12/2022

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.



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

