

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 & MRS SUMNER	Code Number	RUA P/2023/0122
Agent	NWD ARCHITECTS LTD MRS HEATHER DONE OLD CHURCH HALL OLD COACH ROAD KELSALL CHESTER CW6 0QJ	Date Received	03/03/2023
		Decision Date	02/06/2023

Town and Country Planning Act, 1990

Location of application

ONE OAK COTTAGE WEST, GYFELIA, WREXHAM, LL13 0YL

Description of application

ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE STOREY SIDE EXTENSION

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

EC12	Development and flood risk
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	02/06/2023	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 drawings numbered 6807_01 and 6807/03 Rev A and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed within the correspondence received on 25/04/2023.

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		Decision Date	24/05/2023

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

Natural Resources Wales note the existing building is within 20m of Black Brook Erddig sealed main river. The Applicant is advised that the Environmental Permitting Regulations (2016) require them to obtain a bespoke Flood Risk Activity Permit for any works or structures located in, under, over or within 8 metres of the bank top of the River Black Brook, a designated "main river". Further advice and guidance is available on NRW website:

<http://www.naturalresources.wales/permits-and-permissions/flood-risk-activities/flood-risk-activity-permits-information/?lang=en>

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with Guidance for Pollution Prevention 5: Works and maintenance in or near water, and Pollution Prevention Guidelines 6: Working at construction and demolition sites, which are available on the NetRegs website.

The applicant is advised that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to NRW website for further details



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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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

