

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 GARETH JONES	Code Number	BRY P/2019/0009
Agent	MR GARETH JONES TY NANT 4 NANT ROAD BWLCHGWYN WREXHAM LL11 5YN	Date Received	09/01/2019
		Decision Date	13/02/2019

Town and Country Planning Act, 1990

Location of application

TY NANT, 4 NANT ROAD, BWLCHGWYN, WREXHAM, LL11 5YN

Description of application

DEMOLITION OF EXISTING GARAGE, ERECTION OF NEW GARAGE (IN SAME LOCATION) WITH EN-SUITE BEDROOM ABOVE AND ALTERATIONS TO WINDOWS IN EXISTING HOUSE

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
PS2	Development and the environment

Revision	Date	Description of Decision
0	13/02/2019	Planning permission issued
1	25/04/2023	Non Material Amendment P/2023/0154 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 18-07/PL05, 18-07/PL04 and as contained within the application documentation.

Applicant	MR GARETH JONES	Code Number	BRY P/2019/0009
Agent	MR GARETH JONES TY NANT 4 NANT ROAD BWLCHGWYN WREXHAM LL11 5YN	Date Received	09/01/2019
		Decision Date	13/02/2019

App Ref No: P/2023/0154 **Non Material Amendment Approved :** Approved Plans, Roof Alterations 18-07/RA01 **Approved by:** Wrexham County Borough Council **Date:** 25/04/2023

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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.

Note(s) to applicant

You should ensure that any difference between the plans approved under the Town and Country Planning Acts and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans.



Officer Appointed for this purpose
Head of Environment 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

Applicant MR GARETH JONES

**Code
Number** BRY P/2019/0009

Agent MR GARETH JONES
TY NANT
4
NANT ROAD
BWLCHGWYN
WREXHAM
LL11 5YN

**Date
Received** 09/01/2019

**Decision
Date** 13/02/2019

