

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 WILL PITT	Code Number	COE P/2023/0045
Agent	ARKIFY GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM	Date Received	27/01/2023
		Decision Date	23/03/2023

Town and Country Planning Act, 1990

Location of application

PWLL Y GO COTTAGES, THE DOLLS HOUSE, RUTHIN ROAD,
COEDPOETH, WREXHAM. LL11 3BP

Description of application

ESTYNIAD UNLLAWR AR FLAEN YR EIDDO / SINGLE STOREY FRONT
EXTENSION

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
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/03/2023	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) numbered A101, A102, A300 and as contained within the application documentation.

Applicant MR WILL PITT

Code Number COE P/2023/0045

Agent ARKIFY
GERAINT EDWARDS
36 PLAS TIRION
JOHNSTOWN
WREXHAM

Date Received 27/01/2023

Decision Date 23/03/2023

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.



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

