

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	JANINE BEGGAN WREXHAM COUNTY BOROUGH COUNCIL	Code Number	WRR P/2023/0097
Agent	WREXHAM COUNTY BOROUGH COUNCIL MARK FIDLER RUTHIN ROAD WREXHAM LL11 7TU	Date Received	17/02/2023
		Decision Date	19/04/2023

Town and Country Planning Act, 1990

Location of application

, 2, CHESTER STREET, , WREXHAM, , LL13 8BD

Description of application

DYMCHWEL YN RHANNOL A NEWID BLAEN SIOP PRESENNOL / PART
DEMOLITION AND REPLACEMENT OF EXISTING SHOP FRONT

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

EC7	Conservation Areas
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment

Revision	Date	Description of Decision
0	19/04/2023	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 development shall only be carried out in strict accordance with the details shown on the approved drawings numbered 01 and 02 and as contained within the application documentation.
3. No part of the replacement shop front shall be installed until full details of the colour of the painted finish for the external joinery has been submitted to and approved in writing by the Local Planning Authority. The shop front

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shall thereafter receive a painted finish in accordance with the details as approved.

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, EC7 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

It is recommended that the applicant liaises with our Traffic Section (Tel: 01978 729643) for guidance in respect of any works that may impact on any pedestrian / traffic flows in this location during the proposed construction works.



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