

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 DAVIES	Code Number	RUA P/2021/0154
Agent	IAN STOCKDALE 3C EDISON COURT WREXHAM TECHNOLOGY PARK WREXHAM LL13 7YT	Date Received	28/10/2020
		Decision Date	07/05/2021

Town and Country Planning Act, 1990

Location of application

1, PARKLAND WALK, RUABON, WREXHAM, LL14 6TG

Description of application

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AILGYLCHU / REMOVAL OF EXISTING BOUNDARY WALL AND
ERECTION OF REPLACEMENT FENCE

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

E4	Employment development within settlements
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	07/05/2021	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, location plan -Proposed new fence line(received 29/4/21), proposed fencing at 1 Parkland walk (photo sample and dimensions) and as contained within the application documentation.
3. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a timescale for

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implementation of works shall be submitted to and approved in writing by the Local Planning Authority. If any trees, shrubs or hedges agreed within these details are removed or severely damaged or become diseased shall be replaced with trees, shrubs or hedging plants of the equivalent size and species.

Planning Reference: P/2023/0536 **Details Approved:** Plans submitted for discharge of condition on 16th August 2023 **Approved By:** Wrexham County Borough Council **Date:** 21/8/2023

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, EC4 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

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

