

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 PRITCHARD	Code Number	WRA P/2023/0343
Agent	BLUEPRINT LTD MS EMILY JACKSON OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	15/05/2023
		Decision Date	01/08/2023

Town and Country Planning Act, 1990

Location of application

9, CAERNARVON ROAD, WREXHAM, LL12 7TT

Description of application

CODI ESTYNIAD OCHR (RHANNOL OL WEITHREDOL) / ERECTION OF SIDE EXTENSION (PARTLY IN RETROSPECT)

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	01/08/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered P150/004 Revision B and P150/003, and as contained within the application documentation.
2. The proposed 1m and 1.8m boundary fences shall be erected in strict accordance with the details shown on drawing no. P150/0004 Revision B, within 12 weeks of the date of this planning permission.

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3. The hedge shown on approved drawing no. P150/004 Revision B shall be planted on site within the first planting season (November to March) following the date of this decision. The hedge shall thereafter be permanently retained. Any part of the hedge that becomes severely damaged or seriously diseased, or is in poor physiological condition or is removed, shall be replaced within the next available planting season by a hedge of the same size and species as the one originally planted.

Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. 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.
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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

