

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	ANDRE FORTUNE	Code Number	MAR P/2022/0786
Agent	ANDRE FORTUNE MARSTONS BREWERY ROAD WOLVERHAMPTON WV1 4JT	Date Received	30/08/2022
		Decision Date	16/01/2023

Town and Country Planning Act, 1990

Location of application

RED LION INN, WREXHAM ROAD, MARCHWIEL, WREXHAM. LL13 0PH

Description of application

ADEILADU YSTAFELL YR ARDD (YN OL WEITHREDOL) / ERECTION OF GARDEN ROOM (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:-

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	16/01/2023	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 23/08/90748/PP/EL and 23/08/90748/PP/SP/L and as contained within the application documentation.
2. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Applicant ANDRE FORTUNE
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MARSTONS
BREWERY ROAD
WOLVERHAMPTON
WV1 4JT

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.



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