

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 KADIE WILLIAMS	Code Number	COE P/2023/0075
Agent	RAY BAKER WINNETT COTTAGE 4 CHURCH STREET NORTH KELSALL TARPORLEY CHESHIRE CW6 0QH	Date Received	30/01/2023
		Decision Date	24/07/2023

Town and Country Planning Act, 1990

Location of application

1 HILLSBROOK, TOP TALWRN, COEDPOETH, WREXHAM, , LL11 3RA

Description of application

DYMCHWEL GAREJ AR WAHAN A CHODI ESTYNIAD DEULAWR I'R
OCHR / DEMOLITION OF DETACHED GARAGE AND ERECTION TWO
STOREY SIDE EXTENSION

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

GDP1T	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	24/07/2023	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 KW3b, KW04b and KW06b and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

Applicant	MR MRS KADIE WILLIAMS	Code Number	COE P/2023/0075
Agent	RAY BAKER WINNETT COTTAGE 4 CHURCH STREET NORTH KELSALL TARPORLEY CHESHIRE CW6 0QH	Date Received	30/01/2023 24/07/2023
		Decision Date	

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 and PS2 of the Wrexham Unitary Development Plan.

Note(s) to applicant

A possible culvert runs along the western boundary of the application site. Should this impact development, the applicant is advised to contact the SAB team by emailing SAB@wrexham.gov.uk



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

