

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

|                  |                |                      |                 |
|------------------|----------------|----------------------|-----------------|
| <b>Applicant</b> | MR MARK BATHER | <b>Code Number</b>   | LLR P/2022/0860 |
| <b>Agent</b>     |                | <b>Date Received</b> | 23/09/2022      |
|                  |                | <b>Decision Date</b> | 14/11/2022      |

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### **Town and Country Planning Act, 1990**

#### **Location of application**

MAES HAFAN, CANAL SIDE, FRONCYSYLLTE, LLANGOLLEN, WREXHAM. LL20 7RB

#### **Description of application**

ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE 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:-

|      |                                 |
|------|---------------------------------|
| GDP1 | Development objectives          |
| PS2  | Development and the environment |
| T8   | Parking                         |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 14/11/2022 | 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 2022/MHCS/02 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 MARK BATHER

**Code  
Number**

LLR P/2022/0860

**Agent**

**Date  
Received**

23/09/2022

**Decision  
Date**

14/11/2022

**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.



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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)

