

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 SIMON KASSAB	Code Number	WRC P/2023/0236
Agent	WREXHAM COUNTY BOROUGH COUNCIL MR PETER WILLIAMS DESIGN DEPARTMENT HOUSING SECTION RUTHIN ROAD WREXHAM LL13 7TU	Date Received	05/04/2023
		Decision Date	05/06/2023

Town and Country Planning Act, 1990

Location of application

5, CARTMEL CLOSE, ABENBURY PARK, WREXHAM, LL13 0LA

Description of application

COD ESTYNIADAU LLAWR GWAELOD OCHR A CHEFN / ERECTION OF GROUND FLOOR, SIDE AND REAR EXTENSIONS.

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	05/06/2023	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) dated April 2023 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

Applicant	MR SIMON KASSAB	Code Number	WRC P/2023/0236
Agent	WREXHAM COUNTY BOROUGH COUNCIL MR PETER WILLIAMS DESIGN DEPARTMENT HOUSING SECTION RUTHIN ROAD WREXHAM LL13 7TU	Date Received	05/04/2023
		Decision Date	05/06/2023

4. Prior to the commencement of development details of appropriate protection measures in relation to landfill gas shall be submitted to and approved in writing by the Local Planning Authority. All remediation works should be validated in writing by an independent third party and copies forwarded to the Local Planning Authority

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.
4. To ensure occupiers of the property are not affected by landfill gas



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

