

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 CHRISTOPHER SCHAEFER	Code Number	MAE P/2022/0712
Agent		Date Received	01/08/2022
		Decision Date	22/09/2022

Town and Country Planning Act, 1990

Location of application

BRIDGE HOUSE, VICARAGE LANE, PENLEY, WREXHAM, LL13 0NF

Description of application

AIL ADEILADU GLAN YR AFON / RECONSTRUCTION OF RIVER BANK

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

EC12	Development and flood risk
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	22/09/2022	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) and documents numbered and labelled as follows:

- Drawing 145-01 Rev A
 - Drawing BH1002-4_V1.1_120722
 - Drawing BH1002-5_V1.1_120722
 - Method Statement: Ground works and River Bank Restoration using heavy plant, dated 08.07.22
 - Pollution Prevention Method Statement: Ground works and River Bank Restoration using heavy plant, dated 22.07.22
- and contained within the application documentation.

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2. Within three months of commencement of development, full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescales for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

3. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

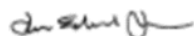
Reason(s)

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.

3. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Note(s) to applicant



Ian Jones

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Interim Chief Officer Planning & Regulatory

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