

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 PHILLIPS	Code Number	LLR P/2022/0654
Agent	MR IAN SAVAGE GREENFIELDS CRICKHEATH LLANLLYS OSWESTRY SY10 8LG	Date Received	14/06/2022
		Decision Date	11/05/2023

Town and Country Planning Act, 1990

Location of application

SYCAMORE COTTAGE, PONTCYSYLLTE, LLANGOLLEN, WREXHAM,
LL20 7YR

Description of application

CODI STORFA LOG AC ADDASIADAU I'R BANC YNG NGHEFN YR EIDDO
/ ERECTION OF LOG STORE AND ALTERATIONS TO BANK AT REAR OF
PROPERTY

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

EC1	Green Barriers
EC5	Special Landscape Areas
EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	11/05/2023	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 14 April 2023 site plan

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submitted 22 February 2023 and as contained within the application documentation.

3. No part of the development shall commence until samples of all external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
4. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.
5. The wall to the rear of the property shall not exceed 1.6 metres in height

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 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

The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email enquiries.tpwnoeth@cnaalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal and River Trust 'Code of Practice for Works affecting the Canal & River Trust' to ensure the waterways are protected and safeguarded.

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The applicant/developer is advised to contact the Canal & River Trust's Estates Team on 0303 0404040 or email alison.smith@canalrivertrust.org.uk to ensure that any necessary consents are obtained for the occupation of land within the ownership of the Trust. If acceptable, this will need to be recognised by way of a Garden Ground Agreement for which an annual licence fee will be payable.

You are advised to speak to the neighbouring property and land owners to agree the definitive line of the boundary before any new boundary treatment is erected.



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

