

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	NATASHA GILMORE	Code Number	LGC P/2022/0703
Agent	NATASHA GILMORE BRUSHWOOD COTTAGE QUARRY ROAD GLYN CEIRIOG WREXHAM LL20 7DA	Date Received	27/07/2022
		Decision Date	28/09/2022

Town and Country Planning Act, 1990

Location of application

BRUSHWOOD COTTAGE, QUARRY ROAD, GLYN CEIRIOG, WREXHAM, ,
LL20 7DA

Description of application

ESTYNIAD UNLLAWR AR FLAEN YR EIDDO / SINGLE STOREY FRONT
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
PS2
T8

Revision	Date	Description of Decision
0	28/09/2022	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 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

- Application Form, dated 26 July 2022;
- Location Plan (ref: TQRQM22095160714757), dated 05 April 2022;

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- Proposed West Elevation Plan;
 - Proposed South Elevation Plan;
 - Proposed Ground Floor Plan;
 - Proposed First Floor Plan;
 - Landscaping Plan entitled 'Proposed';
 - Arbtech 'Bat Emergence and Re-entry Surveys' (ref: Brushwood Cottage, Quarry Road, Glyn Ceiriog, LL20 7DA - Issue 2), dated 11 July 2022.
3. No facing or roofing materials shall be used for the development hereby permitted other than those used on the existing building.
4. The development hereby approved, shall at all times be undertaken in accordance with the Arbtech 'Bat Emergence and Re-entry Surveys' (ref: Brushwood Cottage, Quarry Road, Glyn Ceiriog, LL20 7DA - Issue 2), dated 11 July 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.
4. In the interest of protecting the natural environment and reducing the potential impact of the development upon protected species.

Note(s) to applicant



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:-

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

