

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> | MRS ELAINE WONG                                                                       | <b>Code Number</b>   | GRE P/2022/0512 |
| <b>Agent</b>     | MRS ELAINE WONG<br>THE PADDOCK<br>OLD WREXHAM ROAD<br>GRESFORD<br>WREXHAM<br>LL12 8UA | <b>Date Received</b> | 23/03/2022      |
|                  |                                                                                       | <b>Decision Date</b> | 03/10/2022      |

---

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

#### **Location of application**

THE PADDOCK, OLD WREXHAM ROAD, GRESFORD, WREXHAM, LL12 8UA

#### **Description of application**

GOSOD DECIN A CHODI SIED (ÔL-WEITHREDOL) / ERECTION OF DECKING AND SHED (IN RETROSPECT)

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          |
| PS1  | Settlement limits               |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision                                                     |
|----------|------------|-----------------------------------------------------------------------------|
| 0        | 03/10/2022 | Planning permission issued                                                  |
| 1        | 23/01/2023 | P/2022/1079 – APPLICATION FOR APPROVAL OF DETAILS IN RESPECT OF CONDITION 1 |

#### **Particulars of decision that permission be GRANTED**

**Subject to the following:-**

#### **Condition(s)**

1. The development hereby permitted shall be removed within 28 days of a failure to meet any one of the requirements set out in i) to iv) below:
  - i) Within 12 weeks of the date of this decision details of a screen of 1.8m high (as measured from the finished floor level of highest part of the decking)

|                  |                                                                                       |                      |                          |
|------------------|---------------------------------------------------------------------------------------|----------------------|--------------------------|
| <b>Applicant</b> | MRS ELAINE WONG                                                                       | <b>Code Number</b>   | GRE P/2022/0512          |
| <b>Agent</b>     | MRS ELAINE WONG<br>THE PADDOCK<br>OLD WREXHAM ROAD<br>GRESFORD<br>WREXHAM<br>LL12 8UA | <b>Date Received</b> | 23/03/2022<br>03/10/2022 |
|                  |                                                                                       | <b>Decision Date</b> |                          |

that shall be erected along the northern edge of the decking have been submitted for the written approval of the local planning authority;

ii) If within 20 weeks of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Ministers

iv) The approved screen has been full erected in accordance with approved details within 12 weeks from the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Upon erection of the screen, it shall thereafter be permanently retained in strict accordance with the details as approved.

**Approved on:** 23/01/2023 **Reference No.** P/2022/1079

**By:** Wrexham County Borough Council

**Approved Drawings:** In accordance with the details received on 18/01/2023

### **Reason(s)**

1. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 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)

