

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	MRS TRACEY MEW	Code	GRE P/2021/0714
Agent	MR DAVID PARRY SAER ARCHITECTS DELWYN LLANELIAN COLWYN BAY LL29 8YT	No Date Received Decision Date	 19/07/2021 03/09/2021

Town and Country Planning Act, 1990
Section 73

Location of application

CHANTRY MEADE, PISTYLL HILL, MARFORD, WREXHAM, , LL12 8LE

Description of application

AMRYWIO AMOD 2 CANIATAD CYNLLUNIO P/2020/0246 I DIWYGIO CYNLLUNIAU GWEDDLUN. AMRYWIO AMOD 3 CANIATAD CYNLLUNIO P/2020/0246 I (NEWID DEUNYDD I GYTUNDEB CYN-DECHRAU) / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2020/0246 TO AMEND ELEVATION PLANS. VARIATION OF CONDITION 3 OF PLANNING PERMISSION P/2020/0246 TO AMEND MATERIALS TO PRE-COMMENCEMENT AGREEMENT

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

Revision	Date	Description of Decision
0	03/09/2021	Planning permission issued
1	07/12/2022	P/2022/0900 NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2021/0714 TO AMEND APPROVED PLANS.
2	07/12/2022	DISCHARGE OF CONDITION 3 APPROVED P/2022/0901

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.

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		Decision Date	

2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:100 Proposed Ground and First Floor Plan Rev E, 1:100 Proposed Elevations 2 Rev G, 1:100 Proposed Elevations Rev E, Existing and Proposed 3D Views Rev C, 1:100 Proposed Basement Plan Rev C, 1:500 Proposed Block Plan Rev C, 1:100 Proposed Site Section 01 Rev A and as contained within the application documentation.

S96 Non-material amendment Approved on: 07/12/2022

Reference Number: P/2022/0900

By: Wrexham County Borough Council

Deleted Drawing Refs: 1:100 Proposed Ground and First Floor Plan Rev E, 1:100 Proposed Elevations 2 Rev G, 1:100 Proposed Elevations Rev E, Existing and Proposed 3D Views Rev C

Approved Amended Drawing Refs: CMM-SAL-A1-A-0008 Rev F, CMM-SAL-A1-A-0009 Rev H, CMM-SAL-A1-A-0007 Rev F

3. Prior to their use on the development samples of all external facing and roofing materials shall be 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.

Date Approved: 07/12/2022

Reference number: P/2022/0901

By: Wrexham County Borough Council

Approved details: Material Schedule: CMM-SAL-XX-XX-RP-A-0001_MaterialSchedule

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.

Note(s) to applicant

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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