

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 CHRIS MCDONALD	Code Number	COE P/2022/0684
Agent	BLUEPRINT LTD DAFYDD EDWARDS OFFICE 3K4 REDWITHER TOWER WREXHAM INDUSTRIAL ESTATE WREXHAM LL13 9XT	Date Received	01/08/2022
		Decision Date	15/09/2022

Town and Country Planning Act, 1990

Location of application

THE COACH HOUSE, PLAS POWER, RUTHIN ROAD, COEDPOETH,
WREXHAM, LL11 3BP

Description of application

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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
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/09/2022	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 01 August 2022;

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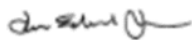
- Site and Location Plan (ref: M126/004), dated July 2022;
- Elevations Plan titled 'Planning' (ref: M126/003), dated July 2022.

3. Prior to first use on site, samples of all externally facing construction materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

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.

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

