

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> | MR & MRS PETER & ANN DYOS                                                                     | <b>Code Number</b>   | GRE P/2022/0955 |
| <b>Agent</b>     | OFF THE WALL ARCHITECTURE<br>CATHY OWEN<br>8 PEARL LANE<br>VICARS CROSS<br>CHESTER<br>CH3 5NX | <b>Date Received</b> | 04/11/2022      |
|                  |                                                                                               | <b>Decision Date</b> | 21/12/2022      |

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

#### **Location of application**

TANGA, 1 SANDROCK ROAD, MARFORD, WREXHAM. LL12 8LT

#### **Description of application**

ESTYNIAD UNLLAWR I CHEFN YR EIDDO AC ESTYNIAD DORMER I'R  
CEFN / SINGLE STOREY REAR EXTENSION AND REAR DORMER  
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 | Development objectives          |
| PS2  | Development and the environment |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 21/12/2022 | 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 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) numbered PL01 and PL02 and as contained within the application documentation.
3. No facing materials shall be used other than materials matching those used on the existing building.

|                  |                              |                        |                 |
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|              |                                                                                                  | <b>Decision<br/>Date</b> | 21/12/2022 |

### 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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

### Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

|                  |                              |                        |                 |
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|              |                                                                                                  | <b>Decision<br/>Date</b> | 21/12/2022 |

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at [healthandhousing@wrexham.gov.uk](mailto:healthandhousing@wrexham.gov.uk) or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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)

