

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 ANN STRUGGLES	Code Number	WRO P/2022/1075
Agent	JACK FELGATE 23 FFORDD ESTYN WREXHAM LL11 2SS	Date Received	22/12/2022
		Decision Date	14/02/2023

Town and Country Planning Act, 1990

Location of application

3 CLOS YSTRAD, WREXHAM. LL13 7QP

Description of application

ESTYNIAD UNLLAWR I GEFN YR EIDDO / SINGLE STOREY REAR 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	14/02/2023	Planning permission issued

Particulars of decision that permission be GRANTED

Subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered E04.1003 1-2, E04.1003 2-2, E04.1004 2-2, and as contained within the application documentation.
2. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

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Reason(s)

1. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
2. To comply with Section 91(3) 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

The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.



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

