

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	MS J LOMAX	Code Number	MIN P/2022/1046
Agent	CHRIS HARDAKER ARCHITECTS CHRIS HARDAKER BRYNWILLA LODGE ST MARTINS ROAD GLEDRID OSWESTRY SY10 7DZ	Date Received	28/11/2022
		Decision Date	03/02/2023

Town and Country Planning Act, 1990

Location of application

RHOSDIR FARM, NEW BRIGHTON, MINERA, WREXHAM. LL11 3DS

Description of application

ESTYNIAD UNLLAWR I OCHR YR EIDDO / SINGLE STOREY SIDE EXTENSION

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 Barrier
EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	02/02/2023	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.

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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 25 November 2022;
 - Block and Location Plans (ref: 307/00), dated October 2022;
 - Floor Plans titled 'Plans as Proposed' (ref: 307/100), dated October 2022;
 - N & E Elevations as Proposed (ref: 307/102), dated October 2022;
 - S & W Elevations as Proposed (ref: 307/103), dated October 2022;
3. No facing or roofing materials shall be used for the development hereby permitted other than those as shown on the approved plans 'N & E Elevations as Proposed' (ref: 307/102) and 'S & W Elevations as Proposed' (ref: 307/103), both dated October 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.

Note(s) to applicant

The accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



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

