

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 STEVE ELLERY	Code Number	ROS P/2022/0956
Agent	CRUSOE ARCHITECTS DAN ROBINSON 66 HOPE STREET LIVERPOOL L1 9BZ	Date Received	15/11/2022
		Decision Date	04/01/2023

Town and Country Planning Act, 1990

Location of application

16, GROSVENOR CRESCENT, ROSSETT, WREXHAM. LL12 0HX

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
PS2

Revision	Date	Description of Decision
0	04/01/2023	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.
2. The works granted consent shall only be carried out in strict accordance with the details shown on the approved drawings numbered 0056SK04-P2 and 0056SK05-P2 and as contained within the application documentation.
3. No facing or roofing materials shall be used other than those detailed on the approved application documentation.

Applicant	MR STEVE ELLERY	Code Number	ROS P/2022/0956
Agent	CRUSOE ARCHITECTS DAN ROBINSON 66 HOPE STREET LIVERPOOL L1 9BZ	Date Received	15/11/2022
		Decision Date	04/01/2023

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.



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

