

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	JEAN DAVIES	Code	LGC P/2022/0188
Agent	ARKIFY MR GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM LL14 1UR	No Date Received	24/02/2022
		Decision Date	23/06/2022

Town and Country Planning Act, 1990
Section 73

Location of application

RECREATION GROUND, SOUTH OF MAYBURY AVENUE, THE CROSS,
GLYN CEIRIOG, WREXHAM, , LL20 7EY

Description of application

AMRYWIO AMODUA 2 AND 3 CANIATAD CYNLLUNIO P/2020/0021 I
DIWYGIO CYNLLUNIAU CYMERADWY / VARIATION OF CONDITION 2
AND 3 OF PLANNING PERMISSION P/2020/0021 TO AMEND APPROVED
PLANS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF1	Existing Facilities
EC12	Development and flood risk
EC13	Surface water run-off
EC5	Special Landscape Areas
EC6	Biodiversity Conservation
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	23/06/2022	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.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:

20-01 A001B Location Plan

20-01 A101B Site Plan

20-01 A102B Floor Plans

20-01 A300B Elevations

The FCA (Flood Risk Assessment, Youth Timber Pavilion, Maybury Avenue, Glyn Ceiriog. Tegid Davies, submitted 23/03/2021)

and as contained within the application documentation.

3. No facing or roofing materials shall be used other than those detailed on the application form and within the approved application documentation.

4. The floor level of the building shall be raised 300mm above existing ground levels

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.

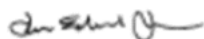
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. In view of the location of the site in a flood risk zone in accordance with policy EC12 of the Wrexham Unitary Development Plan

Note(s) to applicant

Detailed advice has been issued by Natural Resources Wales (NRW) which is available on the Council's planning applications website.

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Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

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