

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> | GARY HARRISON                                                                                      | <b>Code Number</b>   | CEF P/2021/0900 |
| <b>Agent</b>     | EMILY LLOYD<br>HDS ARCHITECTURAL SERVICES<br>THE FOUNDRY<br>15 YORKE STREET<br>WREXHAM<br>LL13 8LW | <b>Date Received</b> | 14/09/2021      |
|                  |                                                                                                    | <b>Decision Date</b> | 03/11/2021      |

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

#### **Location of application**

1 & 2, COED RICHARD, ACREFAIR, WREXHAM, LL14 3HS

#### **Description of application**

ESTYNIAD UN LLAWR AC AR Y LLAWR CYNTAF ARFAETHEDIG I 1  
COED RICHARD YNGHYD AG ESTYNIAD AR Y LLAWR CYNTAF YN 2  
COED RICHARD / PROPOSED SINGLE STOREY AND FIRST FLOOR  
EXTENSION TO 1 COED RICHARD ALONG WITH A FIRST FLOOR  
EXTENSION TO 2 COED RICHARD

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 |
| PS1  | Settlement limits      |

| Revision | Date       | Description of Decision    |
|----------|------------|----------------------------|
| 0        | 03/11/2021 | 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, CR/PD/02 Rev A, CR/PD/03 Rev A CR/PD/05 and as contained within the application documentation.

|                  |                                                                                                       |                      |                 |
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3. No facing materials shall be used other than materials matching those used on the existing building.
4. No windows shall be installed within the side elevations at first floor level other than windows that are obscure-glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed).

#### **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. To control overlooking and safeguard the privacy of neighbours in accordance with Council policy GDP1 of Wrexhams Unitary Development Plan.

#### **Note(s) to applicant**

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)



**Officer Appointed for this purpose  
Chief Officer Planning & Regulatory**

|                  |                                                                                                       |                      |                 |
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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)

