

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 R D P PRICE	Code Number	RHO P/2021/0473
Agent	MR R D P PRICE 17 LINLEY AVENUE JOHNSTOWN WREXHAM LL14 2TH	Date Received	26/04/2021
		Decision Date	22/06/2021

Town and Country Planning Act, 1990

Location of application

17, LINLEY AVENUE, JOHNSTOWN, WREXHAM, LL14 2TH

Description of application

ESTYNIAD OCHR UNLLAWR (CYMERADWYWYD YN FLAENOROL DAN COD CYNLLUNIO RHIF P/2009/0292) SINGLE STOREY REAR EXTENSION (PREVIOUSLY APPROVED UNDER PLANNING CODE NO P/2009/0292)

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	22/06/2021	Planning permission issued
1	12/01/2022	Non-material Amendments
2	29/09/2022	Non-material Amendment, P/2022/0836 refers

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 E342/09 and as contained within the application documentation.

Non-material amendment: 21/01/2022 Reference Number: P/2022/0044

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By: Wrexham County Borough Council

Approved Details:

E342/09 (18/01/2022)

3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

Non-material amendment: 29/09/2022 **Reference Number:** P/2022/0836

By: Wrexham County Borough Council **Approved Details:**

Northwest Rooftech Plan dated 20/09/2022

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 in accordance with Policies GDP1 and PS2 of the Wrexham 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



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Officer Appointed for this purpose
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

