

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 SHAUN JONES	Code Number	BAN P/2022/0192
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES FERNDAL VILLA 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	23/02/2022
		Decision Date	26/04/2022

Town and Country Planning Act, 1990

Location of application

8, FRIARS COURT, BANGOR ON DEE, WREXHAM, LL13 0AT

Description of application

ESTYNIAD DEULAWR I OCHR YR EIDDO AC ESTYNIAD UNLLAWR I
GEFN YR EIDDO / TWO STOREY SIDE EXTENSION AND 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	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	26/04/2022	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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered FC/PD/03 Rev E, FC/PD/04 Rev E and FC/PD/05 Rev F, and as contained within the application documentation.
3. No roofing materials shall be used other than materials matching those used on the existing building.

Applicant	MR SHAUN JONES	Code Number	BAN P/2022/0192
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES FERNDAL VILLA 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	23/02/2022
		Decision Date	26/04/2022

4. No facing materials shall be used other than those detailed on the application form and within the approved application documentation.
5. With the exception of those shown on the approved plan and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting that Order with or without modification) no windows or other openings shall be inserted in any elevation of the extension.
6. Prior to first use of the balcony area hereby approved, the obscure glazed privacy screens for the side and rear elevations shall be installed on the development in strict accordance with approved plan ref FC/PD/04 Rev F, and shall thereafter be permanently retained and shall only be replaced on a like for like basis.

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 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.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are advised that building work which involves work on an existing wall shared with another property, building on the boundary with a neighbouring property, or excavating near a neighbouring building may require the separate consent of the neighbour under the provisions of the Party Wall Act. If you require further information or advice please contact the Building Control Section on 01978 298884.

Applicant	MR SHAUN JONES	Code Number	BAN P/2022/0192
Agent	HDS ARCHITECTURAL SERVICES MR CARL HUGHES FERNDAL VILLA 25 MANLEY ROAD WREXHAM LL13 8HD	Date Received	23/02/2022
		Decision Date	26/04/2022

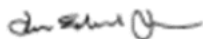
The permission hereby granted does not authorise encroachment upon, or interference with, the adjoining property.

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If however there are urgent or unavoidable circumstances requiring works outside of the specified times, permission to proceed may be sought by contacting Environmental Health and Housing Standards at: healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.



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

Applicant MR SHAUN JONES

Code Number BAN P/2022/0192

Agent HDS ARCHITECTURAL
SERVICES
MR CARL HUGHES
FERNDAL VILLA
25 MANLEY ROAD
WREXHAM
LL13 8HD

Date Received 23/02/2022

Decision Date 26/04/2022

