

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	MRS JULIET NICHOLSON	Code Number	LLR P/2022/0645
Agent		Date Received	13/07/2022
		Decision Date	31/08/2022

Town and Country Planning Act, 1990

Location of application

THE LODGE, GATE ROAD, FRONCYSYLLTE, WREXHAM, LL20 7RH

Description of application

AILOSOD FFENESTRI CODI UPVC AR Y LLAWR GWAELOD SYDD AG UNED BREN A'U DISODLI GYDA FFENESTRI ERAILL SYDD AG UNEDAU GWYDR DWBWL PREN TENAU / REPLACE GROUND FLOOR UPVC SASH WINDOW WITH WOODEN UNIT AND REPLACE OTHER WINDOWS WITH DOUBLE GLAZED UNITS

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

EC7	Conservation Areas
GDP1	Development objectives
PS2	Development and the environment

Revision	Date	Description of Decision
0	31/08/2022	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 conformity with the details shown on the approved drawing(s), entitled Proposed Softwood Box Sash and Cross Sections submitted July 2022 and in the application documentation.

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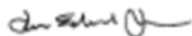
3. Prior to first use of the development, all external joinery shall receive a painted finish in accordance with a colour which has been submitted to and approved in writing by the Local Planning Authority. The colour of the painted finish shall not thereafter be changed without the prior written consent of the Local Planning Authority.

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 the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

You are reminded that the current UPVC window is unauthorised and failure to replace this window with the approved wooden units may result in formal enforcement action



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

