

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 SION EVANS	Code Number	LLR P/2022/0513
Agent	MR SION EVANS HILLSIDE QUEEN STREET CEFN MAWR LL14 3NN	Date Received	17/05/2022
		Decision Date	04/07/2022

Town and Country Planning Act, 1990

Town and Country Planning (Environmental Impact Assessment) Regulations 1999

Location of application

MILL INN, MILL LANE, CEFN MAWR, WREXHAM, , LL14 3NL

Description of application

ESTYNIAD UNLLAWR I'R CEFN A GRISIAU ALLANOL / SINGLE STOREY REAR EXTENSION AND EXTERNAL STAIRCASE

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	04/07/2022	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 E01.1002 (1-2), E01.1002 (2-2) and E01.1.003 and as contained within the application documentation.
3. The colour of the render used on the toilet block hereby approved shall match that used on the existing building.

Applicant	MR SION EVANS	Code	LLR P/2022/0513
Agent	MR SION EVANS HILLSIDE QUEEN STREET CEFN MAWR LL14 3NN	Number Date Received	17/05/2022 04/07/2022
		Decision Date	

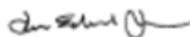
4. Development shall not begin until an appropriate photographic survey, (equivalent to an Historic England level 1 Survey - Understanding Historic Buildings, 2016) of the existing buildings has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The photographic survey will be completed by an archaeological contractor. The resulting digital photographs and plans should be forwarded on appropriate digital media to the Local Planning Authority and the Development Control Archaeologist (Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, Powys, SY21 78RP. Email: neil.bayliss@cpat.org.uk Tel: 01938 553670/552045). After approval by the Local Planning Authority, a copy of the photographic survey should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, Powys, SY21 8RP for inclusion in the regional Historic Environment Record and the full digital archive will be sent to the National Monuments Record, RCAHMW.

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 the interests of the Pontcysyllte Aqueduct and Canal World Heritage Site.
4. To secure a full photographic record of the original building prior to alteration, conversion, or demolition.

Note(s) to applicant

The proposed development lies within Flood Zone C2. It is recommended that consideration be given to the incorporation of flood resistance/ resilience measures into the design and construction of the development. Further information on this can be found on the Natural Resources Wales website: <https://naturalresources.wales/?lang=en>



Applicant	MR SION EVANS	Code	LLR P/2022/0513
Agent	MR SION EVANS HILLSIDE QUEEN STREET CEFN MAWR LL14 3NN	Number	
		Date	17/05/2022
		Received	04/07/2022
		Decision	
		Date	

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