

LAMPIT STREET,
P.O. BOX 1290,
WREXHAM,
LL11 1WL.

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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 Ron Bentley and Sons Ltd

Code Number WRC CB00544

Agent G. Raymond Jones and Associates,
The Stables Offices,
Summerhill Road,
Stansty Park,
Wrexham, LL11 4YE

Date received 5th September 1996

Decision date 31st October 1996

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Grant of Planning Permission

LOCATION AND DESCRIPTION

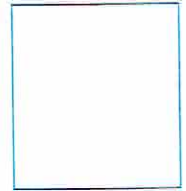
29 RIVULET ROAD, WREXHAM

EXTENSION TO PRINTERS

PARTICULARS OF DECISION

PERMISSION GRANTED

- 01 The development to which this permission relates shall begin not later than the expiration of 5 years from the date of this permission.
- 02 The extension shall only be used in association with the existing business unit and not operated as a separate unit.
- 03 The existing building/structures shall be demolished and the site cleared to the satisfaction of the Council prior to commencement of the development hereby granted.
- 04 Samples of the external facing and roofing materials shall be submitted for further approval of the Council before development commences.
- 05 Prior to the first use of the extension, the car parking and manoeuvring areas indicated on the approved drawing number 5.1052.06 c shall be provided and thereafter marked out and kept available solely for such uses at all times.
- 06 Details of the colour of the security gate and steel paling fence shall be submitted for the further approval of the Local Planning Authority before development is commenced.
- 07 Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted.
- 08 No storage shall take place in the open on any part of the site.
- 09 No development shall take place between the rear wall of the new



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extension and the indicated line of the watercourse shown on approved drawing 5.1052.06 c.

REASON(S)

- 01 To comply with Section 91(3) of the Town and Country Planning Act 1990.
- 03 To ensure a satisfactory standard of appearance of the development.
- 04 To ensure a satisfactory standard of development.
- 07 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 02 The site is incapable of providing satisfactory off-street parking and service facilities for two separate business units.
- 05 To ensure adequate parking facilities are provided and maintained within the curtilage of the site in the interests of the free flow of traffic, highway safety, disabled access and the visual amenities of the area.
- 06 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 08 In the interests of the visual amenities of the locality and to ensure that satisfactory access is available to the adjoining watercourse for the purpose of any future maintenance requirements.
- 09 To ensure that satisfactory access is available to the adjoining watercourse for the purpose of any future maintenance requirements.

Note(s) to Applicant:

- 01 You should ensure that any difference between the plans approved under the Town and Country Planning Act and under the Building Regulations is resolved prior to commencement of development, by formal submission of amended plans to the respective Departments of the Council.
- 02 You are advised that the premises shall comply with the Health and Safety at Work, etc., Act, 1974 and you should contact Her Majesty's Health and Safety Executive, Crown Buildings, Wrexham in connection therewith.
- 03 You are advised that highways, paths and verges may contain underground plant in the ownership of British Gas, British Telecom, Electricity Authority, Water Authority, Sewers and Drains. You should therefore contact the Local Office of each Utility, at least seven days prior to commencement of work, to ascertain the position of these services.
- 04 If it is proposed to provide any illuminated sign then this will require the separate written consent of this Council in order to comply with the Town and Country Planning (Control of Advertisements) Regulations, 1992.