

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 RUPERT JONES	Code Number	GRE P/2022/0744
Agent	WOODBANK CONSULTING ENGINEERS LTD MRS VANESSA OWEN WOODBANK SOUTH CRESCENT ROAD QUEENS PARK CHESTER CH4 7AU	Date Received	17/08/2022
		Decision Date	16/11/2022

Town and Country Planning Act, 1990

Location of application

BRYN Y GROES COTTAGE, CHESTER ROAD, GRESFORD, WREXHAM.
LL12 8TN

Description of application

ESTYNIAD DEULAWR I'R TU BLAEN AC ESTYNIAD UNLLAWR I'R OCHR /
SINGLE STOREY FRONT AND SIDE EXTENSIONS

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	16/11/2022	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 amended plan(s) numbered as follows:
 - Drawing no. 01858/01 Rev A
 - Drawing no. 01858/07 Rev A
 - Drawing no. 01858/06 Rev B

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- Drawing no. 01858/05 Rev B
 - Drawing no. 01858/04 Rev B
3. No facing or roofing materials shall be used other than materials matching those used on the existing building.

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 accuracy of the detailed plans and drawings forming part of the application documents hereby approved shall remain the responsibility of the applicant/developer.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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

